



**PRICE LIST**  
**EFFECTIVE JANUARY - 2020**  
**DESERT TRAILS**  
**RV PARK & GOLF COURSE**  
**WHERE THE SUN SPENDS THE WINTER!**  
 225 Wake Avenue, El Centro CA 92243  
 Office: (760) 352-7275 Fax: (760) 352-7474  
 After Hours Emergency Only Phone Numbers  
 Security: 760-791-2902 or 760-791-9364

1. Rates are based on double occupancy (2 people).
  2. 2.5% discount for all rent payments not using credit or debit cards.
  3. 1 RV and 2 automobiles allowed per space (extra vehicles will be \$3.00/day or \$40.00/month)
  4. Daily and Weekly rates include all utilities and Cable TV
  5. Monthly rates include Cable TV (Cable TV is not included in Mobile Home Rate)
  6. Propane is sold by the park - please inquire at the Office for information.
  7. The owner of the park does not favor subletting and will approve only in hardship cases.
- (Rules & Regulations 33. Subleasing)

SHORT TERM, MONTHLY AND MOBILE HOME RATES					
Type of Stay		Spaces	2 1/2% Discount	Extra Persons	RV Storage
Full Hook-up	Daily	\$45.00	\$44.00	\$3.00	(Yard- \$6.50)
Full Hook-up	Weekly	\$291.00	\$283.73	\$15.00	(Yard-\$28.75)
Full Hook-up	Monthly	\$571.00	\$556.73	\$40.00	(Yard-\$51.00)
Water & Electric	Daily	\$37.00	\$36.00	\$3.00	
Water & Electric	Weekly	\$227.00	\$221.33	\$15.00	
Water & Electric	Monthly	\$514.00	\$501.15	\$40.00	
Dry Park	Daily	\$25.00	\$24.00	\$3.00	
Dry Park	Weekly	\$154.00	\$150.15	\$15.00	
Dry Park	Monthly	\$402.00	\$391.95	\$40.00	
Jan/Feb/Mar Month Rates		\$689.00	\$671.78		\$47.00 if parked in an RV site
Mobile Home Space Monthly		\$560.00		N/A	(Yard - \$15.00) No Site Storage

**ANNUAL RATES FOR RV/PM SITES**

ALL NEW ANNUALS MUST PAY THE MONTHLY RATE FOR THE FIRST MONTH. IF WITHIN 30 DAYS THE VEHICLE IS SKIRTED AS TO PARK SPECIFICATIONS YOU WILL BE ALLOWED TO DEDUCT THAT FIRST MONTHS RENT FROM THE ANNUAL RENT PAYMENT. THIS WOULD ONLY APPLY IF YOU HAVE SKIRTED WITHIN THE FIRST 30 DAYS. ANNUAL PAYMENTS ARE DISCOUNTED BECAUSE PAYMENT IN FULL IS EXPECTED IN ADVANCE OF YOUR STAY. IF YOU CANNOT PAY IN FULL IN ADVANCE, THEN THE MONTHLY RATE WOULD APPLY.

**RENT TO BE PAID IN ADVANCE PLUS ELECTRIC-WATER-SEWER-GARBAGE**

(NON) Premium Sites/MORE Than 6 Mo. Stay **\$4,844.00 – 2½% discount \$4,722.90**

\* SITES THAT DO NOT PAY AN ANNUAL RATE ARE SUBJECT TO RELOCATION IF THEIR SITE IS SELECTED BY A LONGER STAY, WITH ADVANCE NOTICE.

RESIDENTS ARE REQUIRED TO PAY AN ANNUAL RATE FOR OCCUPANCY OF PREMIUM SITES, REGARDLESS OF LENGTH OF STAY:

Premium Sites 117-140 & 249-266/Less Than 6 Mo. Stay **\$4,104.00 – 2½% discount \$4,001.40**

Premium Sites 117-140 & 249-266/MORE Than 6 Mo. Stay **\$4,977.00 – 2½% discount \$4,852.57**

**SEASONAL RATES & PRICE SPECIALS**

*(FOR SNOWBIRDS –RESIDENTS WHO DON'T LIVE IN THE PARK YEAR ROUND)*

*Site Storage Dry Park fees must be paid in advance prior to leaving*

6 Months **\$3,043.00 – 2½% discount \$2,966.93**

6 Months **\$3,043.00 – 2½% discount \$2,966.93**  
 6 Months Site Storage Dry Park **\$ 445.00 – 2½% discount \$433.87**

RIG STORAGE ON SITE IS POSSIBLE, WITH PARK APPROVAL. SKIRTING IS REQUIRED AND STORAGE FEES ARE TO BE PAID IN FULL IN ADVANCE (PRIOR TO DEPARTURE).

**Limit of 2 Pets per Site, on approved sites.**

**\$50 Dishonored Check Fee / \$5 A Day Late Fee on Rent  
 \$180 Cancellation Fee**

**Absolutely No Pro-rating!**

## DESERT TRAILS SEASONAL (SNOWBIRD) RESERVATION GUIDELINES

Sites are reserved and assigned based upon the length of the reservation. The longer time period your reservation, the better chance you have of retaining your favorite site.

Seniority (the number of years you have been a resident of the park) will be considered when determining site assignments.

Residents who wish to set in place permanent housing or who intend to pay site rent upon an Annual Basis take precedence over all other reservations.

Reservations of 6 MONTHS OR LONGER that have paid in advance or have left a deposit of at least 30% prior to departure or by April 15<sup>th</sup>, will be guaranteed their site, regardless of whether a longer stay wishes your site and have next priority in the site assignment process.

Reservations of 6 MONTHS OR LONGER wishing to store their housing structure on the site are required to pay the current rates for storage in advance of their departure each season and obtain approval for storage on site. Skirting is required.

Reservations of 4-5 MONTHS, that have paid in advance or have left a deposit of at least 50% prior to their departure or by April 15<sup>th</sup>, will be guaranteed their site.

Reservations of 3 MONTHS OR LESS THAN 3 MONTHS, during January, February or March, that have paid in advance or have left a deposit of at least 30%, prior to their departure or by April 15<sup>th</sup>, will be guaranteed a site in the park. This includes the gravel area in front of Ryerson Hall. You will not be guaranteed the site of your choice and under certain circumstances, may be subject to relocation.

Reservations made without a deposit being paid means your site IS NOT reserved.

Rent charges shall begin upon the 1<sup>st</sup> or the 15<sup>th</sup> of the month – regardless of your arrival date. The park no longer accepts reservations with arrival dates other than the 1<sup>st</sup> or 15<sup>th</sup> of the month. This means if you arrive on the 5<sup>th</sup>, your rental charges began on the 1<sup>st</sup> and you must vacate the site on the 1<sup>st</sup>.

Upon arrival, the entire reservation balance is due.

You may not change your reservation for a lesser time period, after you have received a confirmation letter, without payment of applicable cancellation fees.

If you have left your RV in storage, whether on site or in the storage yard, storage fees must be paid in full, in advance and prior to your departure.

### **Cancellations / Refunds:**

- ✓ A mandatory cancellation fee in the amount of \$160.00 applies to all cancellations no matter what the cause.
- ✓ Failure to notify the park at least 30 days in advance of any changes in your reservation may result in the loss of your entire deposit.
- ✓ Early departure refunds will be calculated upon the daily, weekly or monthly rate. No Pro-rating!
- ✓ Telephone cancellations are appreciated however written notice of cancellation is required.
- ✓ The postmark upon the envelope will serve as evidence of the date cancellation notice was given.
- ✓ Residents are encouraged to send cancellation notices certified mail or proof of mailing, in order to provide verification should any future questions arise.
- ✓ Cancellation for medical reason is to be accompanied by a written statement from your physician – in order for the appropriate consideration to be given.
- ✓ Refunds owed will be mailed and may take several weeks processing time.