

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

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.