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Welcome to Pendaries RV Park. Pendaries RV is a wonderful community to call home away from home. Located at 7500 ft it offers a wonderful escape from the summer heat. This is a seasonal gated community with 50 amp service, sewer, and water. AT&T and T-Mobile cell service and WiFi are available. The community has an annual assessment that varies depending on lot location. Annual assessments cover expenses for water, seasonal daily trash pick up (generally mid-May through mid-October), sewer, seasonal maintenance of roads, buildings, and common areas, salaries and other related services. Assessments run from January 1st through December 31st of the current year, and are due no later than February 1st.

- Property taxes generally range between \$575-700 per year
- Utility easements are 15' (fifteen feet) in width along the front of the property line adjacent to roadways and 5' (five feet) in width along the side and rear of property lines
- Owners have year round access
- No open outside fires or tent camping is allowed (propane fires are acceptable)
- Utilities are through Mora-San Miguel Electric
- A \$2000 transfer is applicable in the event a lot owner transfers ownership of the lot to any person other than a spouse or child of the member; a transfer fee does not apply if the membership transfer is by in-heritance.
- Restrictive covenants apply
- All owners planning on improving/building on their lot must submit their plans for approval prior to any construction/improvement begins:
- An RV pad site border may be constructed of railroad tie cross ties or similar material buried to ground level
- A storage shed shall be no larger than 12' X 12' (144 Sq Ft)
- Any outdoor lighting shall no unduly intrude upon neighboring property
- Residential ownership signs should be no larger than 2' X 2' and constructed of attractive, durable, material
- Fencing is not allowed
- Tree cutting is restricted to thinning or pruning unless prior approval has been obtained

The above information was obtained from sources deemed reliable, it is in no way guaranteed by Michael Gregory. Jr. Real Estate. Prospective buyers should verify all facts