



Right here in Deer Park you can enjoy a lifestyle that is in true harmony with nature's beauty: a 5 Star RV Resort catering to big rigs and family camping; elegant homes in a golf course environment; a challenging excellently landscaped 18 hole golf course; and a popular grill and sports bar. You need go no further to enjoy the lifestyle most people dream about. All of this within the outback surroundings of mountains, lakes and rivers, yet within minutes of the amenities of a major metropolitan hub.

Spokane RV Resort retains a Woodall's 5 Star Rating, as well as excellence awards from several Recreational Camping and RV organizations. Campers enjoy spacious RV paved sites with full hookups, including 50 amp service, WiFi and cable television with over 60 channels-all for one flat rate without surcharges! A roomy family pavilion with fireplace, dance floor, big screen and kitchen facility is available for camper functions. A large heated swimming pool and relaxing hot tub are also available for RV client enjoyment. Campers appreciate the large and convenient bathroom and shower facilities, as well as a Laundromat with 8 washers and dryers. We have provided two dog runs for our customer's pets, plus there is ample, pick-up-as-you-go, space to walk your dogs. There is a 9 hole miniature putting course in the park as well as a children's playground.

The front yard of this gem of the Pacific Northwest includes the aforementioned 18 hole, 6,751 yard golf course which is punctuated with reflection lakes, waterfalls, bridges, fountains and bent grass greens. You can work on your technique by practicing on the 300 yard driving range or the oversized chipping and putting greens. All of the clothing and equipment you will ever need can be purchased in a full service "pro shop", as well as signing up for lessons with one of the golf professionals. The course lends itself to walkers as well as riding in comfort in a rental cart.

An appetizing meal or refreshing drink is available at the "pro shop's" Divots Grill & Sports Bar. By enjoying the service in this facility you will soon learn why Divots has gained a reputation in the area for catering events and large gatherings in the RV Resort's pavilion.



Thanks for your interest in our resort. Some things you might find useful in helping you make your ownership decision are as follows:

- *Lots are purchased "fee simple."
- *Owners acquire an "undivided" interest in the HOA common areas
Which include such things as the pavilion, pool and bath rooms.
- *Owners become members of the Home Owners Assoc. (HOA)
Monthly dues are \$120, year around. Dues pay landscaping and
Utilities (minus electricity), and common area maintenance.
- *Your investment is protected by a Board of Directors and Architectural
Committee.
- *44 Lots have been sold thus far both on and off the golf course
- *Prices range from \$43-67,000, depending on size and location.
- *Taxes are approximately \$500 yearly.
- *Owners can rent their sites through the management team. Owners get \$60%
of the proceeds.

We are trusting that reviewing this data will peak your interest and that you will initiate a dialogue with us. Please know that we are at your disposal to answer any questions or provide any further information you might need.

The office number is 509-276-1555. Jorge Bombel, the Manager, can be reached on his personal cell at 509-991-1266 or email at Jorge@spokanervresort.com. Our WebSite is www.spokanervresort.com. If you are unable to reach the manager, you can reach Dennis Alwine, one of the Resort owners and Broker for Windermere Deer Park, on his personal cell, 509-936-0249.



RV LOT SALES INFORMATION

General

*There are 66 developed lots in Phase I.

Sizes

*Lots vary in width from 35 feet to 70 feet.

*Lots vary in length from 85 to 120 feet.

*Lots vary from 3500 to about 7,000 square feet.

Prices

*Lots are priced generally by location and size.

*Prices range from \$43,000 off course and from \$52,000 to \$67,000 on the golf course.

CC & R'S

*There are strict covenants in place to ensure ongoing park quality.

*Some customization of lots is permitted as approved by the Architectural Committee; examples of allowed items include barbeques, storage sheds and landscaping.

*Ownership will be fee simple.

*There is an RV Condo Homeowners' Association. The monthly dues are currently \$120 year around. This pays almost all costs other than electricity which owners change to their own name.

Rental Services

*There is a rental service available for those wishing to rent their lot when they are not occupying it. Spokane Rv Resort Management LLC administers the rental program and splits the rental proceeds with the owners.

For more information contact Jorge Bombel at the RV Office, 509-991-1266 Or Dennis Alwine at Windermere, Deer Park, 509-936-0249.