

SWEETWATER RIVER RANCH

Frequently Asked Questions

- Do I get title to the lot I purchase?
YES
- May I lease my lot to another customer/entity?
YES. The property manager can handle the leasing for you.
- Is financing available for my lot?
YES, owner financing is available with a \$10,000 down payment. The balance is carried for ten years at 10%.
- Are there monthly maintenance fees?
Yes, the homeowners association will determine the monthly fees.
- Do I pay for my own utilities?
Your electric will be metered. The cost of water will be shared among lot owners.
- What other expenses can I expect to be responsible for?
On a monthly basis, the following expenses are shared by lot owners:
 - *General Upkeep/Repairs for common areas: roads, utility infrastructure, rental inventory*
 - *Property Taxes*
 - *Property Manager*
- How much are property taxes for my lot?

- Are there annual dues/fees?
There are no annual fees.
- Is the property accessible year around?
Yes; however water to the RV park is turned on only from mid-April to mid-November, weather permitting.
- Can I leave my rig there year around?
Yes, it is okay to store your RV at Sweetwater year around. As a seasonal, recreational campground you may not reside there year around.
- Can I put a park model on my lot?
- Will the motel remain open?
The current plan is to keep the motel available for guests of the owners, although this could change.
- Who will use the campsites across the river?
For the time being, those tent sites will remain in rental inventory.
- What about security during season and off season?
This is a comparatively low-crime area and the owners aren't aware of any history of problems; but security issues can arise anywhere. It is anticipated that the presence of a Ranch Manger in residence will help mitigate any threat.
- Will the river flood the park?
There is no available historical evidence of flooding of the lots; but no one can predict weather phenomena outside of historic norms.
- How far is it from Sweetwater to a major hospital?
Both Salida and Canon City have hospitals 30 miles away. The closest Level II trauma center is 60 miles away in Pueblo.

- How far is it from Sweetwater to a major airport?
Colorado Springs Airport is approximately an hour and a half drive away. Denver International is approximately two and a half hours drive away.
- How far is it from Sweetwater to an *RV repair/service*?
There are RV repair/services in both Canon City and Salida, 30 miles away as well as in Pueblo, 60 miles away, and Colorado Springs, 80 miles away. Also, there are mobile repair services that will service you here.
- What are the restrictions/regulations regarding fishing on Sweetwater Property?
Catch and release, artificial, barbless or de-barbed single hook lures only, to protect the owner's investment in a world-famous trout habitat.

For more information call:
Mark Rowland at 719-276-3842