

# Purchasing a Lot at Tay River Wilderness Resort



The purchase of your RV Lot is part of Tay River Resort's shared ownership structure, which represents 22 spacious RV lots, the buildings, and the common grounds. Your lot and share remains yours forever, allowing you the freedom to sell your lot at any time, or to hang on to it to provide your family with a great investment and an appreciating asset to last for generations to come! Each lot is located within this beautiful gated, wilderness community, and the sites are large enough to accommodate your RV, a deck, shed and toys, etc. *Once you purchase your lot at Tay, it's yours for life!*



*"It's Always a Great Day at Tay!"*



**What are the most common models of RV Lot ownership, and how does my purchase at Tay River Wilderness Resort fit in?**



There are 3 popular models of RV Lot ownership, with Tay River Resort being described in #2.

**1.) Long-Term Leasing**

Several RV Resorts offer long-term leases that range in price, and typically have a lifespan of somewhere around 35 years. These decline in value as the lease expiry date approaches. Overall, this is the least economical option for long-term permanent use.

**2.) Shared Ownership Model (Tay River Resort) **

Somewhat similar to condo ownership, the Shared Ownership Model is a simplified and efficient way of ownership, wherein both your share and your lot remain yours forever. In simple terms, you would own 1 out of 24 shares within the park. *The bylaws then make your site your personal property for life.* Like titled lots, these increase in value with time and sweat equity. Taxes are assessed on the whole property, and the single bill is split among the shareholders, leading to substantial savings.

**3.) Titled Lots**

A few RV Resorts offer Titled Lots, which, like the Shared Ownership model, also increase in value as recreational property values rise. Taxes are assessed and paid on each site separately. In some cases, the purchase on a Titled Lot can be financed through a bank or other lending institution.

**How many RV lots are there at the resort?**

Tay River Wilderness Resort is a small, "boutique-style" RV Resort, with 22 spacious lots.

[www.tayriverresort.ca](http://www.tayriverresort.ca)  
**(403) 710-5332**



**Is Tay River Resort a  
condo development?**

No, but it is operated in a somewhat similar fashion.

**What are the monthly fees, and  
what do they cover?**

The monthly fees are \$115, and cover maintenance, taxes, insurance, water and sewer, etc.

**Can we use our site year-round?**

Yes, you can use and access your site year-round, as many people love to come out for sledding, hunting, and ice-fishing, etc. in the winter months. The water is turned off in those months, but some sites have access to sewer.

**Will I be allowed to build a nice deck or shed, as well as make  
other improvements to my site?**

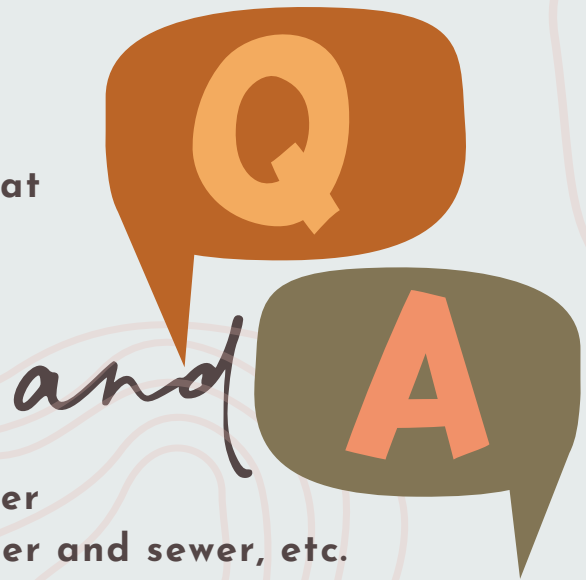
Yes, any site improvements or upgrades you do will only help to increase the future value of your site. These will all be laid out in the bylaws.

**Are pets allowed?**

Yes, pets are most welcome! Again, this will be covered in the bylaws.

**Can I rent out my  
site when I'm not using it?**

Yes, and that is a terrific way to create a passive income. You can even set up your RV and lot as an Airbnb if you like!



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