



**STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION**

788 Fairview Drive, Suite 200 * Carson City, NV 89701-5453 * (775) 687-4280
e-mail: realest@govmail.state.nv.us <http://www.state.nv.us/b&i/red/>

CAMPGROUND PUBLIC OFFERING STATEMENT

This is a companion document to "Nevada Campground Registration Statement," Document #569.

Instructions

This property Report is to be completed after the Nevada Campground Registration Statement has been completed. The answers to the questions in this public offering statement are based upon your information found in that Registration Statement.

The proposed public offering statement is to be filed with the Nevada Division of Real Estate, as part of the Nevada campground registration Statement.

You are to retype Parts I through V, beginning on Page 3 (omitting the parenthesized instructions) of this public offering statement reproducing the questions and statements verbatim. Spaces provided in the format may be enlarged or extended for the purpose of providing a summary explanation of the subject under discussion, but may not be used to insert promotional or advertising matter designed to counteract facts adverse to the interests of the buyer or lessee.

Statements on the public offering statement must be provided in concise, plain language but must disclose all pertinent facts.

The public offering statement that you submit is a proposal only, and may be reworded by the Division, if at any time it appears that the inclusion of additional information is necessary or appropriate in the public interest.

The Division will prepare one final public offering statement which will be issued to the developer and will serve as the permit to sell campground memberships.

NEVADA
PUBLIC OFFERING STATEMENT
FOR

(Project Name)

FILED BY

(Name & Address of Developer)

Effective Date

STATE PROPERTY REPORT DISCLAIMER

THIS REPORT IS NEITHER A RECOMMENDATION NOR AN ENDORSEMENT BY THE STATE OF NEVADA OF THE SUBDIVISION DESCRIBED HEREIN BUT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

Purchaser Must Sign That He Has Received and Read This Report.

This report reflects information provided to the Nevada Real Estate Division by the developer of the project described herein and pertinent information collected by the Nevada Real Estate Division. The purchaser should verify all facts before signing any documents. The Nevada Real Estate Division has not passed upon the quality or quantity of any improvement or structure and does not assume any responsibility in either event. The Division strongly recommends that you visit the exact property that you may be considering before completing any transaction.

Nevada Division of Real Estate
788 Fairview Drive, Suite 200
Carson City, Nevada 89701-5453
(775) 687-4280

PROJECT REGISTRATION
788 FAIRVIEW DRIVE, SUITE 200
CARSON CITY, NV 89701-5453
(775) 687-4280 FAX (775) 687-4868
<http://www.state.nv.us/b&i/red/>

PART I GENERAL

1. Disclose developer business and regulatory history. (Summarize the information provided in Section I, 1 of the Questionnaire/Application.)

2. Description of offering. In narrative form, Describe type of interest being conveyed, including the following information:

- Number of campsites in the project.
- Number of total memberships to be offered.
- Ratio of memberships to campsites.
- Brief description of contents of declaration and bylaws, if any.
- Management provisions.
- Reservation procedures.
- Description of the project.

PART II TOPOGRAPHY AND LAND USE

3. Location of Units

a. City/County/State.

b. Name and location of County Seat.

- c. List the names and populations of surrounding communities and list distances over paved or unpaved roads to the project.

Name of Community	Population	Distance Over Paved Roads	Unpaved Roads	Total

4. What is the elevation and climate of the area? (Summarize the information provided in Section I,5,d.)

5. The _____ County Assessor states that the appraised value of the campground is \$ _____. The campground will be listed on the tax rolls at _____ % of appraised value. The tax burden is passed on to the members by inclusion in the annual maintenance fee. (See Exhibit K of Section II.)

6. Summarize all restrictions, easements, reservations and zoning requirements affecting the project. (Summarize the information provided in Section I, 7 and 9, and Exhibit N of Section II in detail.)

PART III IMPROVEMENTS

7. What improvements and/or amenities are promised? Which ones have been completed? What financial assurances have been made for the completion of uncompleted improvements?

8. Streets and Roads.

a. Does each interval owner have physical access (by conventional automobile, year-round)to the project? (Summarize information provided in Section I,7,f(1).)

b. Who will maintain the access roads to the project and within the project to each campsite? (State who will maintain the access roads. If the cost of maintenance will be borne by the interval owner or any association of interval owners, so state and give the estimated cost to each member. Summarize the information provided in Section I,7,f(2).)

c. Describe the type of road that will serve the campsites in the project.

9. What is the estimated maintenance fee or dues charged the members by the association or the developer for maintenance and management of the project?

PART IV AREA FACILITIES

10. What arrangements exist or are proposed to provide the purchaser with the following facilities: (Give road distance where applicable from the center of the project. Summarize information provided in Section I,8.)

- a. Fire Protection

- b. Police Protection

- c. Churches

- d. Hospital/Medical Facilities

- e. Public Transportation

- f. Television

11. Recreational and Common Facilities. (Summarize information provided in Section I,9.)

PART V METHOD OF SALES

12. Is there a refund provision offered by the developer other than that provided by Nevada law as set forth on the first page of this report? If yes, explain. (Summarize information provided in Section I,11,o.)

13. Is there a penalty for prepayment? Yes No If yes, explain. (Summarize information provided in Section I,11,m.)

14. List all costs which purchasers will be required to pay in addition to the actual purchase price and interest on installment contracts in connection with their purchase. (Summarize information provided in Section I,11,e,k and l.)

15. Describe the manner by which title, right, membership or other interest contracted for is to be conveyed to the purchaser. (Summarize information provided in Section I,11,f.)

16. Summarize the terms and conditions of sale: (Summarize information provided in Section I,11.)

a. If a contract is used, could third parties or creditors of any person having an interest in the project acquire title to the property free of any obligation to deliver a deed, or have legal right to cancel or dishonor a contract to use? Explain.

b. If the member defaults, will his loss be limited to the amount of his payments to date, or will he be responsible to the developer or his assignees for additional damages or for the balance of his contract/lease?

17. Is there a deed of trust, mortgage or lien on the project or portion thereof? (See Section I,12.)
 Yes No If yes, list below and describe arrangements, if any, for protecting the interest of the buyer or lessee if the developer defaults in payment of the obligation. If there is such a blanket lien, describe arrangements for release to a buyer of an individual unit or interval when the full purchase price is paid.

Type of Lien	Effect on buyers if developer defaults

18. Is there a Members Association? Yes No (Give a description of the structure of the association, voting rights of the members, the developer's position in the association, what constitutes a quorum, at what point in the sales program the developer relinquishes his control of the association, any other pertinent information.)

19. What provisions have been made for management of the project? (Give the name of the management company, the terms and conditions under which the association hires the management company, duties and responsibilities of the management company, provisions for terminating the management contract, any other pertinent information.)

20. Reciprocal Use information. (Provide the name of the reciprocal use company, if any, in which the project is a member resort together with the information required by NRS 199B.340. This information may be provided by the reciprocal use organization in booklet form and given to the purchaser as a supplement to this report. The requirements contained in NRS 119B.350 must also be complied with if the project is a multi-location project offering its own reciprocal use program.)

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21. Special Risk Factors. (Each public offering statement shall contain a-d verbatim and f, if applicable.)

- a. The future value of membership is very uncertain; do not count on appreciation.
- b. You may be required to pay the full amount of your obligation to a bank or third party to whom the developer may assign your contract or note, even though the developer may have failed to fulfill promises he has made.
- c. Resale of your membership may be subject to the developer's restrictions.
- d. You should consider the competition which you may experience from the developer in attempting to resell your membership and the possibility that real estate brokers may not be interested in listing your membership.
- e. **DO NOT PURCHASE ANY INTEREST IN A CAMPGROUND SOLELY ON THE BENEFITS DERIVED FROM A RECIPROCAL USE COMPANY. THERE IS NO GUARANTEE OF THE CONTINUANCE, PERMANENCY OR SITE AVAILABILITY OF SUCH PROGRAMS.**

- f. Reserved. (This Section may contain valid public information which the Division has, through its investigation, collected and general advice which the Division believes the purchasers should have.)
- 22. The information included in this public offering statement is applicable as of the date of issuance. Expenses of operation are difficult to predict accurately and even if accurately estimated initially, most expenses increase with the age of facilities and with the increases in the cost of living.
- 23. The Nevada Permit. (Give the legal description of the property together with the total number of campsites and memberships in this offering.)

REVOCATION FORM

As provided under Chapter 119B of Nevada Revised Statutes and stated in the contract, I hereby revoke my contract or agreement for sale with: _____

Name of Developer

This revocation must be sent by certified mail, return receipt requested, to:

Name and address of Developer or Project Broker

within five (5) days of signing the contract.

Date

Customer Signature

Date

Customer Signature

Print Name(s)

Print Name(s)

(THIS REVOCATION RIGHT IS IN ADDITION TO ANY SUCH RIGHTS WHICH MAY BE PROVIDED BY THE DEVELOPER.)

RECEIPT OF NEVADA PUBLIC OFFERING STATEMENT

I have read the Nevada Public Offering Statement as pertains to

Project Name

I understand the public offering statement is neither a recommendation nor an endorsement by the Nevada Division of Real Estate but is informative only. The date of the copy of said public offering statement which I received and read is _____

Signature of Purchaser

Signature of Purchaser

Address

Address

Date

Date

Name of Salesperson

THIS SIGNED RECEIPT MUST BE KEPT IN THE BROKER'S FILES FOR THREE (3) YEARS AFTER SIGNATURE AND SHALL BE SUBJECT TO INSPECTION BY THE DIVISION OF REAL ESTATE. YOU ARE ADVISED TO KEEP THE PUBLIC OFFERING STATEMENT AND CONTRACT OF SALE IN YOUR POSSESSION AND STUDY THEM DURING THE FIVE DAY REVOCATION PERIOD.