

Lake Mary Country Store
& Trailer Park, LLC
8510 Lake Mary Rd Lot 82
Flagstaff, AZ 86005
Tel 928.774.1742
lakemarycountrystore@gmail.com
www.lakemarycountrystore.com



2024

Hello!

We're glad you're considering a stay with us!

About Our Park:

Our RV Park offers natural surroundings that add to a relaxing and laid-back lifestyle that just about everyone can enjoy. We have a unique convenience store on site that offers not just basic groceries, but fishing boat rentals, fishing supplies and bait - all to go with the gigantic fish stories! Our Park is surrounded by all sorts of outdoor fun, nestled in the Coconino National Forest. We are family owned and operated with a staff that is friendly and ready to help. We will try to make your stay one that you will love. We invite you to come and share in the beauty, peace, and quiet that surrounds us here at Lake Mary Country Store & Trailer Park.

We are pleased to inform you that while our place is a bit away from the hustle and bustle of the city, there are options for connections to those technologies that most of us must have. AT&T, T-Mobile, and Verizon all provide cellular coverage in our park for phone and internet via the onsite tower. Television options are available through either Dish Network or Direct TV. Any desire and expense for these services will have to be handled personally with your selected carrier(s).

Space Offerings:

All our spaces are generously sized and offer 30amp & 50amp electric hook-up, along with fresh well water and sewer connections. Every space comes equipped with a concrete slab and a storage shed, and most offer ample shade. An on-site coin operated laundry facility is available for your use and convenience. We can fill propane tanks at the store seven days a week from May 1st - October 1st. From October 1st through April in park propane fills are still provided - ask for details.

2024 RV Space Rent Rates (1-3 Month Stay):

- \$975 Per Month (Includes Electric)

2024 RV Space Rent Rates (4+ Month Stay):

- Monthly: Jan - April: **\$650/month**
- Monthly: May - October: **\$760/month (Summer Season)**
- Monthly: November - December: **\$650/month**
- 5 Month Stay Lump Sum Discount - **\$3420 (*10% discount compared to paying monthly, summer season only*)**
- ****RV Space Rent Rate above does not include the cost of electricity and will be assessed and billed separately.**

Details:

- Monthly rent is due by the 1st of each month.
- Mid-month to mid-month reservations are not accepted. No partial months. ***Rent will not be prorated for late entries and/or early exit.***
- RV Space Rent Rates do not include the cost of electricity; each of our spaces is metered individually and will be assessed to monthly space rent due by the 1st of each month.
- We are open year-round *with partial occupancy* in the non-summer season. Most spaces available during the winter months may opt into our propane delivery program.

Summer Reservation Information:

- Reservations may not be made for ***less than a 5 month stay*** during the summer season, so those planning on staying 4 months or less are encouraged to check in regularly for space availability beginning in May.
- **To guarantee/hold a summer season reservation a nonrefundable \$760 deposit is collected, even if planning to pay lump sum. (Deposits can be paid online, via Zelle, or in person with cash, check or debit card, or via mailed check.)**
- 2024 Summer Season Deposits must be received by **October 31st 2023.**
- Reservations for new prospective tenants from the waitlist begin November 1st, 2023. (Contingent on space availability.)
- Balance of Lump Sum Discounted Rate for 5 month stay must be paid in full by **May 1st** regardless of your move in date.
- ***Deposits and Rents not received by required dates (listed above) will result in cancellation of reservation with NO refunds offered.**

If you would like to get on our waitlist, here's what to do:

- Go to www.lakemarycountrystore.com/contact and fill out the form. Once the form has been received, LMCS will confirm your space on the waitlist via email address you submitted in the form. Please be specific and complete all fields of the form.

Rules and regulations for the park are enclosed. Please review before making a reservation.

We look forward to seeing you soon!

Nick & Jessica Chlupsa

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Please sign here acknowledging receipt and understanding of this letter: _____