

RV Lot Policies

1. The use of the RV Lot Facility (“RV Lot”) shall be limited solely to leased RV storage of the below-described vehicles and no others (cumulatively, “RV(s)”):
 - a. Recreational vehicle (motor homes, private motor coaches) and/or travel trailers (including fifth-wheel trailers and camping trailers)
 - b. Boats on trailers (no trailers without boats except for short term periods while boats are out for use) to the extent that there are not residents that desire to utilize the RV Lot for the storage of recreational vehicles.
2. In the event that the RV Lot is at capacity and there are residents with recreational vehicles who would like to utilize the RV Lot, boats and trailers with an existing space must immediately forfeit such space to allow for the storage of same.
3. In the event of a waiting list, priority of awarding spaces to residents shall be based on tenure as a resident in the community.
4. RVs must be in good working condition and use of the Premises is subject to the District representative’s discretion. RV exteriors must be in good condition, tires inflated and motors working.
5. RV spaces shall be kept clean of clutter. The installation or storage of any accessory equipment and/or structures is prohibited. Storage of anything beneath, behind or on the outside of the RV is prohibited – this includes, but is not limited to, anything that is unsightly in appearance.
6. The RV must be confined to only one RV space and in your space identified in this Use Agreement. No more than one RV per space.
7. No vehicle repairs, maintenance activities or fluid changes of personal vehicles are permitted.
8. User agrees not to conduct any business out of Premises, and further agrees that the Premises are not to be used for any type of workshop, for any type of repairs or for any sales, renovations, decoration, painting or other contracting.
9. There shall be no habitable occupancy of the Premises by humans or pets of any kind for any period.
10. No storage of junk RVs. This includes RVs with expired license plates.
11. Washing of RVs is permissible but must comply with water restrictions and environmentally safe products.
12. All sidewalks, drive lanes, and fire lanes must be kept clear of all equipment and vehicles.
13. Absolutely no dumping of liquid waste, trash or debris of any kind whatsoever or you will be charged for the clean-up and damages.
14. Absolutely no explosives, or any flammable, odorous, noxious, corrosive, and hazardous or pollutant materials, improperly packaged food or perishable goods or any other goods in the Premises which would cause danger or nuisance to the Premises or RV Storage Area. If hazardous substances are stored, used, generated or disposed of on or in the

Premises or if the Premises become contaminated in any manner as a result of User's actions or inactions, User shall indemnify and hold harmless the District from any and all claims, attorney's fees, consultant and expert fees, arising during or after the Use Term and arising as a result of that contamination by User.

15. No storage of jewels, furs, heirlooms, art works, collectibles or other irreplaceable items having special or emotional value to the User.

Any violation of these policies will result in the following remedies:

1. The RV may be towed from the RV Lot at the expense of the RV owner. Notice of the towing shall be mailed to the address shown on the lease five days in advance of said towing.
2. Should the District discover storage of any materials other than those allowed hereunder, the District reserves the right to enter the space, remove and dispose of the materials and charge the lessee the actual expenses incurred.
3. Should the District determine that the RV caused damage to any portion of the RV Lot or District's property, including but not limited to landscaping, sprinkler systems, gates and fencing or light poles, the District shall invoice the lessee for the actual cost of repair and/or replacement of the damaged materials.

These RV Lot policies are subject to change at any time.