

# **CAMPER'S HOLIDAY ASSOCIATION**

## **RV, Boat, Cargo/Utility Trailer Storage Policy**

Camper's Holiday offers, as a service to all unit owners, a gated storage area designated for temporary storage of roadworthy RV's, boats, and cargo/utility trailers. The storage area is located at the north-west corner of the property. Use of the storage area is a unit owner privilege based on available space, not an inherent right of Camper's Holiday Association unit owners.

### Responsibilities of Unit Owner

- The purpose of the storage area is for licensed equipment in roadworthy condition; boats, campers, travel trailers, motor homes, cab-over campers, cargo/utility trailers. No passenger vehicles except for trucks with truck camper.
- Two RV, boat, or cargo/utility trailers permitted per each designated space and must fit within that space as indicated on the master drawing of the storage area. Lotto winning unit owner is responsible for that space and may share it if he or she wishes. Only personal use items may be stored within. No hazardous substances may be stored in storage area.
- Allocated spaces are for unit owners in good standing whose name appears on the deed. Unit owners may not share or transfer key to storage area to anyone not of his/her immediate family and all members of that family are bound under the same restrictions not to share the key with others. Keys may only be shared with family members over the age of 18. Exception will be allowed to unit owners who have agreed to share their space with another unit owner who has signed the hold harmless agreement and provided proof of insurance on their licensed equipment in roadworthy condition. Additional keys may be secured with a fifty-dollar deposit for the unit owner who elects to share a space.
- Spaces may not be exchanged or swapped without prior approval of the Board representative.
- Liability insurance must be kept current.
- Each unit owner will be required to execute a "Hold Harmless Agreement" before occupancy of the storage area will be permitted. This also applies to unit owners who share a space.
- Unit owners who violate this policy will not be eligible for use of the storage area as follows: 1<sup>st</sup> violation requires a one year waiting period to enter the lotto again. 2<sup>nd</sup> violation requires a two-year waiting period to enter the lotto. At the 3<sup>rd</sup> violation unit owner would be banned from entering the lotto
- Report to the director assigned to the storage area administration should you win a lotto storage space and change your mind.

### Management

1. Management of the storage area and the enforcement of ALL rules and regulations established by the Board of Directors, shall be the responsibility of the designated Board representative.
2. Maintenance of all storage area information and records will be coordinated by the Director assigned to this area.

3. Allocation of storage unit spaces must be obtained **annually** by a lottery system drawing. Each unit owner applying for a storage space must complete an “Application for Storage Area Form”. The application form, along with a map showing location and size of designated spaces, are available on line or at the gatehouse. Unit owners who successfully obtained a storage unit space in the lottery drawing for the previous season, must remove their unit from the lot before the next season begins, if not successful in obtaining a space in the current season. Season being defined as November 1 to May 1.
4. Unit owners who are successful in obtaining a storage space for their vehicle may continue to occupy that space during the off-season unless more applications are received than spaces available.
5. Completed application form must be submitted on or before the first Tuesday of September. Incomplete forms will not be accepted.
6. Unit owners of more than one lot, may apply for spaces based on the number of lots owned. However, the second space will only be allocated AFTER the lotto drawing has been completed and there is space available. Separate applications must be submitted for each lot owned.
7. Each unit owner successful in obtaining a space in the lottery drawing will be notified before September 30<sup>th</sup> each season. Names of unsuccessful applicants of the lottery drawing will be placed on a waiting list in the order drawn and will be notified if a space becomes available.

#### Storage Area Entrance

1. Storage area is gated and locked. Area is only accessible to unit owners with stored items and to management.
2. Unit owners, with assigned spaces, will receive one gate key to access storage area. A refundable \$50.00 deposit will be required to receive a gate key. Replacement keys will be a \$50.00 charge.

#### Terms and Conditions

1. Should a unit owner remove their unit from storage for more than two weeks (14 days) that space may be assigned to another Camper’s Holiday unit owner who is next on the waiting list. A waiver of the two-week rule may be obtained for extenuating circumstances from the Board representative.
2. Unit owners who remove and then replace their units must report the removal and replacement by signing the in and out log located during normal posted gatehouse hours. Unit owners are required to think ahead for times when the gate house is closed.
3. Storage area spaces are numbered in the center of the space and will be allocated based on the size of unit to be stored in storage area.
4. Each unit in storage must be identified on the front of the unit or side window with a water proof sign stating the lot number, name, phone number and unit number of owners.
5. Unit owner shall hold harmless Camper’s Holiday Association from all claims, lawsuits, demands, causes of action, liability loss, damage or injury what so ever.
6. Please refer to the “Handbook of Rules and Regulations” for additional information.