

## CAMPER'S HOLIDAY ASSOCIATION RV, BOAT, CARGO/UTILITY TRAILER, CAR 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, cars, 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's privilege based on available space, not an inherent right of Camper's Holiday Association unit owners.

### RESPONSIBILITIES OF UNIT OWNER:

1. The purpose of the storage area is for licensed equipment in roadworthy condition, with valid plates on it.
2. Only one unit permitted per each designated space and it must fit within that space. Only units owned by the deed owner may be stored. NO hazardous substances may be stored in storage area.
3. Allocated spaces are for unit owners in good standing, whose name appears on the deed. Unit owners may share their spot, but may not transfer their spot to the storage area to anyone not of his/her immediate family and all members of that family are bound under the same restrictions. Owner that was awarded the spot will be the one financially responsible if they decide to share their spot.
4. Spaces may not be exchanged or swapped without prior approval of the Board Member(s) in charge of storage area.
5. Liability insurance must be kept current, if required by state issuing license plates. (Example: NY does not require insurance on trailers, car insurance covers it)
6. Each unit owner will be required to execute a "Hold Harmless Agreement" before occupancy of the storage area will be permitted.
7. Payment of \$20 or \$1 per foot past 20 feet, for the months of November 1-May 1, will be made to the Gate House, either all at once or one month in advance, before occupancy will be permitted.
8. During off season, payment of \$20 per month will be required, either in full or one month in advance.
9. ALL payments are due a month in advance, on the 1st. Anyone who does not pay, by the 10th of the month prior, will have to remove their unit from the storage area or it may be towed at owners expense.

### 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(s).

2. Maintenance of all storage area information and records will be coordinated by gatehouse personnel.
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 of 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 obtain a storage unit space in the lottery drawing for one season, must remove their unit from the lot by May 1st. If owner wishes to stay in space longer (off season), they must pay above amount to the gatehouse one month in advance. All units must be removed by the date of new lottery drawing.
4. Completed application form must be submitted on or before designated date. Incomplete forms will not be accepted.
5. Unit owners of more than one lot, may apply for spaces based on the number of lots owned. Separate applications must be submitted for each lot owned.
6. Each unit owner successful in obtaining a space in the lottery drawing will be notified. Names of unsuccessful applications 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 the code to the gate as soon as payment is received.

#### TERMS and CONDITIONS

1. Should a unit owner not pay the month in advance, they will be asked to remove their unit or it will be towed at owners expense, the spot will then be given to the person who is next on the waiting list.
2. Storage area spaces are numbered and will be allocated based on the size of unit to be stored in the storage area.
3. Each unit in storage must be identified on the front of the unit with a waterproof sign, stating the lot number, name, phone number, and storage lot number assigned.
4. Unit owners shall hold harmless Camper's Holiday Association from all claims, lawsuits, demands, cause of action,, liability loss, damage or injury what so ever.