

Springs Operating Policy No. 9 Recreational Vehicle Parking Compound

Approved by Board 3-15-00 Revised by Security Committee 4-00

Those owner/resident's who utilize the facility support the Springs Recreational Vehicle Parking Compound (R.V.). The property owner's account with the Association must be current to use this facility. Fees paid provide parking only. Maintenance and regular inspection of vehicles is the responsibility of each individual owner.

All parking spaces are assigned on a space available basis. The SCA business office maintains a waiting list. When a vacancy occurs, the names on the waiting list in the chronological order received will be contacted. Property owners will be given priority over tenants. Those who choose to remain on the list but not to reserve a parking space will be moved to the end of the list.

Those who wish to move to another numbered space must make arrangements through The Springs Business Office. Many empty spaces are reserved and paid for. Reservations cannot be accepted if the property owner's account is delinquent.

The R.V. space rental fee is billed quarterly and due on the 1st of each quarter. A late fee is charged on the 10th of each month if the quarterly fee is not paid. If a payment is not made when due, vehicles/items stored may be towed or removed at the owner's expense. All unauthorized vehicles will be towed at the owner's expense.

All fees and deposits mentioned in this policy are set forth in the current SCA schedule of fees. Upon registration, the balance of the quarters rent and a security deposit is required. The deposit will be refunded after the facility is inspected, any necessary repairs and/or clean-up are performed, and the user's account is current. The owner/resident must submit a 30-day written notice to the SCA Business Office prior to vacating his/her reserved space. The owner/resident is responsible for the rent through the 30-day notice.

No vehicle may be parked so to restrict the movement of other vehicles, damage other vehicles, or damage the fencing. The access gate to the compound is to be kept locked at all times. Access is available 24-hours a day and seven days a week. Security will unlock and lock the area upon request of a registered renter of a space at its earliest opportunity. Keys to the R.V. gate are available with a deposit at the SCA Business Office. Choosing to use a key carries the responsibility of locking the gate when leaving.

The parking area is not to be used for major repair work. Oil and other fluids may not be drained or dumped in the area. All vehicles should be mechanically sound or roadworthy. This means current license plates, no flat tires, no broken lights, no broken glass, etc. If any parked vehicle does not meet the requirements and standards as stated, resident/owner can be required to remove the vehicle from the compound. The maintenance of the parking area is the responsibility of the renter. Any abuses to this Policy or the facility may result in parking privileges being denied and the vehicle being subject to towing at the owner's expense. The SCA and/or its agents reserve the right to remove or tow any vehicle or stored article from this facility.

Resident Signature

Date

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Addendum A, B and C

Addendum **A** approved by the SCA Board of Directors October 17, 2001:

- It shall be the responsibility of each owner/resident occupant to prevent the development of any unclean, unsightly or unkept condition of items stored in the parking area at the discretion of Management. i.e.: flat tires, rotted trailers, peeling paint, etc.
- No temporary structures, such as tents or canopies
- One vehicle per space
- No hazardous waste materials
- Compound is subject to monthly inspection by Management and non-compliance occupants are to be notified

Addendum **B** approved by the SCA Board of Directors July 17, 2002:

- RV rental fee is \$40 per month for uncovered and \$60 per month for covered spaces, funds to be allocated for use in the RV compound effective January 1, 2003
- Maximum one (1) space to each residential household
- Each resident who has a space must have a vehicle parked there with proof of current registration and insurance provide to the management office (including all trailers, boats, and recreational vehicles)
- Subletting of an RV space is strictly prohibited
- Residents who are not in compliance shall be subject to eviction

Addendum **C** approved by the SCA Board of Directors December 18, 2002:

- Residents may park a second vehicle on the lot provided that they agree to vacate one space with 15 days notice should it be needed and make payment for the extra usage. The agreement is to be made in advance.

Resident signature Date