

**LAKE OF THE PINES ASSOCIATION
RULES & REGULATIONS**



RV and Boat Storage (SR-19)

General

LOP offers one amenity that is referred to as the RV and Boat Storage services. LOP CC&R's Article VIII, Section 17, and Environmental Control Rule 7.07, in part, precludes the storage of an RV or boat on any Lot so as to avoid creating a visual nuisance.

Rules and Regulations

1. Fee. RV and Boat Storage fees shall be determined by the current LOP Fee Schedule. The Fees vary based on the size of the space most appropriate for the length of the RV and Boat Storage space to be occupied as determined by Management. LOP reserves the right to assign a site appropriate for each RV or Boat proposed to be stored within the RV and Boat Storage facility.

A. Billing Cycle & Proration of the Fee. Each Member's RV and Boat Storage Space rental is billed annually on October 1. The Rules and Regulations regarding User Fee Refunds and Prorations are set forth in LOP Policies & Procedures captioned "User Fee Refunds and Prorations." (ref page 36A). In general, Proration of annual RV and Boat Storage Space rental shall be granted on the first year only. Proration will be calculated based on the month the Storage Space rental period begins. The Fee for the entire month is due regardless of the amount of time left in the month.

B. Refunds and Member Termination of Use of RV and Boat Storage Space. There are no refunds regarding the RV and Boat Storage fee other than as set forth in LOP Policies & Procedures captioned "User Fee Refunds and Prorations" (ref page 36A). If a Member sells an RV or Boat occupying the RV Storage Space and does not replace said RV or Boat within thirty (30) days of sale, said RV or Boat Storage Space will be reassigned to the RV and Boat Storage Waiting List.

2. Waiting List. There currently is an RV and Boat Storage Waiting List. To hold a place on the RV and Boat Storage waiting list, members must post a non-refundable \$50 fee due at sign up. Said fee will be applied to the RV and Boat Storage rental upon acceptance of the RV and Boat Storage space to be occupied by the Member. If the Member called by LOP from the RV and Boat Storage Waiting List does not accept the proposed space, the Member may choose to either forfeit the \$50 fee and be removed from the Waiting List or, be placed at the bottom of the Waiting List.

3. One Space per LOP Member household. Only one space per LOP Member household is allowed regardless of how many lots are owned. . Any members holding more than one space as of February 12, 2020, will be grandfathered and may retain possession until or unless they give up or lose their space(s).

4. Tenant occupancy. If the property owned by a Member is tenant occupied, the owner Member does not maintain any facility use rights for said one space .

5. Items Permitted to be Stored in the RV and Boat Storage Space. The RV and Boat Storage Space is only for the storage of motor homes, cab over campers, travel trailers, boats, and boat trailers. Passenger vehicles may not be stored in the RV and Boat Storage Space except that a towing vehicle for the stored RV item is allowed. No RV or Boat or any item occupying the RV and Boat Storage Space shall extend beyond the marked space into a roadway. However, said storage may extend beyond the Storage Space into a landscaped area so long as there is no interference with or damage to any irrigation, irrigation system, or plants.

A. Mandatory Insurance. Verification of insurance coverage on any item to be stored in the RV and Boat Storage area is required at the inception of the space rental. Thereafter said insurance must remain in full force and effect on any item stored in the RV and Boat Storage area.

6. Hold Harmless. Each Member or Tenant occupying a rental space in the RV and Boat Storage area stipulates and agrees to Hold Harmless Lake of the Pines HOA and LOP assumes no liability whatsoever for any damage to any Member or Tenant property occupying the RV and Boat Storage space for any cause or reason whatsoever.

7. Registration and Operational Status. Any Member or Tenant item occupying space in the RV and Boat Storage Area must be currently registered with the CA DMV and, as necessary, LOP, for road or lake use. Such registration must be in the name of the Member or Tenant occupying the RV and Boat Storage Area space. Periodic inspections will be performed by LOP Public Safety and/or the RV Storage Manager to ensure proper registration and condition.

8. Right to Refuse or Revoke. LOP reserves the right to revoke or refuse RV and Boat Storage space rental based upon the condition of the item occupying the storage space, nonpayment of rent, failure to maintain the storage space free of hazardous waste, debris, spills, and clutter.

9. Tarps and Covers. Tarps and covers utilized in the RV and Boat Storage area must be ECC approved.

10. Maintenance of RV or Boat. Work on any RV or Boat in the RV and Boat Storage Area shall be limited to minimum maintenance such as cleaning, vacuuming, winterizing, etc. No other maintenance shall be permitted or performed.

11. Damage to RV and Boat Storage Space. Damage to the asphalt surface caused by jack stands, trailer hitch stands/wheels, petroleum products, hazardous waste or other damaging material is the responsibility of the Member or Tenant RV or Boat Owner occupying said RV and Boat Storage space and the cost of repair shall be borne by said Member or Tenant RV or Boat Owner.

12. Sublease or Assignment. There shall be no sublease or assignment of any kind by any Member or Tenant or Space Occupant of any RV and Boat Storage Space, and if so, the Space occupancy shall automatically terminate.

13. Hours of Operation. The RV and Boat Storage Area hours of operation are 6:00 AM to 10:00 PM, daily.

14. Speed and use of vehicles in the RV and Boat Storage Area. The speed limit in the RV and Boat Storage Area is 5 MPH. Pleasure driving within the RV and Boat Storage Area is strictly prohibited. Motorcycles, minibikes, and all like two wheeled motor driven vehicles are permitted only for ingress or egress to and from the Member or Tenant RV or Boat Storage space.

15. Management. Management of the RV Storage Area and the enforcement of all Rules and Regulations established by the Board of Directors shall be within the authority and responsibility of the LOP General Manager and/or RV and Boat Storage Manager and/or Public Safety. Any person(s) causing a disturbance or who has flagrantly or repeatedly violated RV and Boat Storage Area Rules shall be evicted. The RV and Boat Storage Manager can, among other things, cancel Member or Tenant Storage Space rights. The RV and Boat Storage Manager may seek assistance from law enforcement authorities when necessary.

Approved: April 29, 2020 – R-20-050; Effective July 15, 2020