



## ***River Pines R V Resort***

P.O. Box 98 New Richmond, OH 45157

***WWW.Riverpinesrvresort.com Riverpinesrvresort@gmail.com***

### **River Pines Storage Space Rules**

The storage spaces in River Pines RV Resort are Common Elements and are under the full authority of the Association. Accordingly, the following Rules apply to the storage spaces:

1. **Who can use a storage space:** Only lot owners and renters (referred to as owners for this documents) at **RIVER PINES RV RESORT** can use the storage spaces, subject to these Rules.
2. **Assignment Procedures:**

There are fewer storage spaces than lots/units in the Condominium Property. Accordingly, storage spaces are at a premium and in an effort to be fair to all owners. Owners are only permitted 1 space each. Owning multiple lots or married couples with individual deeds will not justify the right to multiple storage spaces. The only exception will be: If all lots are not rented by Nov.30. Lots are assigned as follows: If you rented a space the previous year, you have first option to retain that same lot the following year. This will require that you fill out the request for the following year and pay the \$ 75.00 fee between April 1 and Oct. 31 of the current year. After Oct. 31 any lots not renewed for the following year will go back into the Open Lot Inventory.

**A. Owners must do all of the following in order to be assigned a storage space:**

  1. The owner must be current on all condominium assessments, including dues, electric bills, fines etc. For the year in which they desire a storage space;
  2. Pay the \$75 fee by check or money order, payable to River Pines RV Resort between April 1 and Oct. 31. of the previous year. You will be pre-paying for the following year.
  3. Fill out, sign and submit the storage lot rental agreement.

**B. All lots that not rented as of Oct. 31 will go into the Open Lot Inventory.**

  1. Any owner that desires a lot and does not currently have one can apply by filling out the Lot request form, found on our website. Please sign and date the form and return it to the drop box or e-mail it to: <https://riverpinesrvresort.com> . Your request will be added to the waiting list by the date on your request.
  2. During the month of Nov. all open lots will be offered to those who have completed the request and are on the waiting list in the order that those requests were received.
  3. Owners on the waiting list that are offered open lots will have until Nov.30 to pay the \$ 75.00 fee and secure their rental lot for the following year. If the fee is not received before Nov.30, the lot will go back into the open inventory and be available to the next owner on the waiting list.

**C. Excess available lots.**

  1. In the event, that on Nov.30 there are open lots and there are no owners on the waiting list. Those lots will be available for that season only to owners who currently already have one and would like a second space. A waiting list for a second lot will be maintained and used to fairly offer the storage space in the order that they are received. This is the only exception to having multiple storage spaces and this extra lot is not extended or guaranteed for the following year. However the owner's original lot will be extended the following year as described above. The same rules and policies apply to the second storage space as the first.

**D. Rental season.**

  1. The rental agreement will be from Jan.1 – Dec.31. Anyone not renewing their storage lot must have all personal property removed from the site, no later than Dec. 31 so that the new renter can take possession of the lot. Any owner that does not remove their property will be in violation of the agreement and subject to the fines and consequences in section 3. "Prohibited Storage".
3. **Prohibited Storage:** If anyone places any items in a storage space that is not assigned to them, they will be issued a written warning, followed by a fine of \$5 per day for each day after the expiration of the warning

that the items remain in the space. In the Board's discretion, and after reasonable written notice to the Owner is provided, items not removed from an unassigned storage space will be removed by the Association and the cost will be assessed against the lot/unit whose Owner is responsible for the same.

4. **No liability for damage:** Parking/storage in a storage space is at your own risk. The Association and its contractors are not responsible for any damages caused to any item placed within a storage space.

5. **Use of storage spaces:**

A. **Rules:** The following Rules apply to the use of the storage spaces:

- i. An Owner may only be assigned one storage space between January 1<sup>st</sup> and March 1<sup>st</sup> of any year. If spaces are available after March 1 of each year, an Owner may apply for additional spaces on a first-come, first-served basis.
- ii. Storage spaces are for the parking and storage of boats, jet skis and utility trailers only. **NO RV'S, cars, trucks, or any other kind of vehicle may be stored or parked in the storage area.**
- iii. **ALL** watercraft and utility trailers **MUST** have valid up-to-date licenses.
- iv. No building of any kind may be placed in a storage space.
- v. Storage spaces must be kept neat, with no debris on the ground and no visible equipment that could otherwise be stored out of sight. All equipment must be stored inside the boat. Utility trailers must be empty.
- vi. No tarps on watercraft or trailers. All trailers must be kept in movable condition, with no flat tires.
- vii. Watercraft and trailers must be pulled out once per month and the storage area must be sprayed for weeds.

B. **Enforcement of Rules: IMPORTANT:** If you fail to comply with the above Rules, the Association will give you 15 days' notice to comply. If you fail to comply after 15 days, the Association has the right to tow your watercraft or utility trailer at your expense, with no liability to the Association for any property damage caused by the same.

6. **Maintenance of Storage Spaces:** Owners are responsible to spray weeds in the storage space at least monthly and to keep their assigned space mowed, clean, and free of debris. If any Owner fails to maintain the storage space assigned to them, the Association will give a written warning to the Owner of the need for maintenance. If the warning is not heeded, then upon reasonable notice, the Association may remove the items from the storage space and provide necessary maintenance and assess the cost against the lot/unit whose Owner is responsible for the same.

---

MEMBER NAME (PRINT) \_\_\_\_\_

MEMBER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CAMP LOT # \_\_\_\_\_ PHONE \_\_\_\_\_ PHONE \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

E-MAIL \_\_\_\_\_

STORAGE SPACE CURRENTLY ASSIGNED \_\_\_\_\_