

## **Building On Your Site**

**With permission and approval of owner, Mathan Holt, you may build a deck, building, or make lot improvements on your site with these stipulations:**

### **DECKS: Must have signed agreement form in office**

- You do not have to have a long-term lease to build a deck on a football season leased lot.
- You build a deck and leave it on your site outside of football season with the understanding and permission that anyone we rent that site to, outside of your lease, may use "Your" deck.
- University Station RV Resort is not responsible for any damages to said building/deck or harm caused to anyone as a result of said building/deck.
- If you do not have a long-term lease and make lot improvements those improvements must be constructed to allow RV's of various sizes to utilize the lot. Example: if you make lot improvements that only meet your needs but are not constructed to allow another type of RV on your lot then we still cannot lease that lot because the other RV will not be able to get on the lot. Therefore, we will have to make your lease a long-term lease if you build it to only meet your needs. Or you can build it so others can use it and it can be leased only for football season with the conditions stated above.

### **BUILDINGS:**

- No lean-to buildings.
- If you sell a building that you built on the lot, the new owner must have a long-term lease for the length of his ownership of the building remaining on the property. The new owner will be required to pay the lease price at the current time of the transfer.
- The current owner of the building does have to have a long-term lease (at least one year re-newed annually or several years as long as there is a building on property).
- You may sell the improvements to your site (building or deck).
- We do not allow third party rentals. Meaning you cannot build/lease a lot and rent it to someone else. Use by family and friends is allowed but not for profit. All rentals must come through the office and we need to know names and contact information of friends/family using your lot in your absence for emergency purposes.
- Increases in University Station RV Resort property tax as a result of tenant's building will be paid by tenant and notified by University Station when necessary.
- You may leave building to University Station RV Resort with permission of the owner.
- If you have made improvements on your lot and have not transferred the improvements by the end of your lease term, the improvements will become property of University Station RV Resort.

Leasee \_\_\_\_\_ Date \_\_\_\_\_

Leasor \_\_\_\_\_ Date \_\_\_\_\_



## OPERATIONAL & MAINTENANCE FEE (O&M FEE)

University Station RV Resort has established an Operational & Maintenance Fee that is required to be paid by each lot lease holder. The O&M Fee was established to cover additional expenses incurred by University Station RV Resort, should it become necessary, that are not pre-determined or planned in advance. The O&M Fee covers items such as, damage to lots and utility connections caused or used by guests, whether intentional or accidental, but still have to be repaired. This would include items such as:

- Damage to electrical pedestals, park owned satellite, sewer and water components, etc.
- Clean up of trash and debris on lot after guest departure.
- Removal, disposal or storage of personal items left on lot after guest departure.
- Utility usage (water, sewage, electricity, satellite equipment).
- Damage to buildings owned by the park, bathhouse, clubhouse, etc.
- Damage to street signs, lights, etc.

The total O&M Fee will be determined by Park Management. An initial deposit of \$200 per lot will be due on August 1<sup>st</sup> of each year. At the end of your Lease Term, an assessment will be conducted to determine the final cost. If your final cost is less than \$200 you will receive a refund or we can credit your account for the difference. If your final cost is more than \$200 you will be responsible for paying the overage. An invoice from University Station RV will be sent out via email detailing any charges.

If you have any questions about the O&M Fee please contact our staff.

Sincerely,

Mathan Holt