

CRYSTAL OAKS CIVIC ASSOCIATION

P.O. Box 287, Lecanto, FL 34460

“RV COMPOUND” RULES AND REGULATIONS

1. This facility is expressly for the use of its paid up tenants and members.
2. Rental fees must be paid on a timely basis in order to retain a parking space.
3. Rental fees and key deposits will be established by the Crystal Oaks Civic Association.
4. All parking spaces shall be numbered. Park only in your designated space.
5. When all numbered sites are occupied, then the graveled over-flow area will be used until a numbered site becomes available. Rental fees will be the same in either case.
6. Gate must be kept closed and locked at all times, other than when entering or leaving the facility. If you are in the compound, working on your equipment, keep the gate closed. When you leave, relock it.
7. The area must be kept neat and clean. Please take your trash with you.
8. At the discretion of the Board of Directors, temporary parking for short periods of time may be made available for visitors or those residents with special circumstances.
9. Any problems pertaining to the storage facility should be reported to a member of the Board of Directors of the Crystal Oaks Civic Association.
10. Rental fees must be paid on a 12 month basis and will be determined by the membership.

RV COMPOUND RULS & REGULATIONS AGREEMENT

This Recreational Vehicle storage facility is for the use of paid up tenants and their temporary guests (on availability/2 weeks maximum). Crystal Oaks Civic Assn. members are given priority in obtaining a RV lot parking spot at a reduced rental fee.

Acceptance

Tenant's signature of the rental application and acceptance of the compound key, constitutes the tenants acceptance of all responsibilities as outlined in the rental application, this document and the By-Laws of the Crystal Oaks Civic Assn.

Liability

Tenants store their vehicles at their own risk inside the compound. The Crystal Oaks Civic Association or its directors and membership will not be held liable for theft, fire, or damage of any kind to stored vehicles of any kind in the RV Compound. With the signature of the rental contract the tenant agrees to indemnify, and hold harmless COCA, its officers, agents, servants and employees from and against and all claims, demands, actions, causes of action and/or damage.

Breach of Contract Agreement and/or Rules:

With the signature of the rental contract agreement, the tenant agrees to comply with all stated RV compound rules and regulations. In the event of breach of agreement/contract by the tenant, COCA and its board of directors shall be entitled to have tenants equipment removed for the premises at the expense of the tenant, and recover costs, including reasonable attorney fees, in the enforcement of the rules set forth herein

Insurance Requirements

It is recommended that tenant insure stored property against all possible scenarios.

Rental Fees

Will be set and enforced by the COCA board of directors and RV compound manager. Increases/decreases in fees will be made by membership vote.

Key Deposit

One key is included upon receipt of your rental payment. A non-refundable charge of \$25.00 each will be assessed for additional or lost key replacements.

Rental Fee Default/Delinquency (Lien):

In the event of default in payment of rent or terms as set forth in this agreement, the tenant agrees to an express possessory lien of tenants' personal property, vehicle, boat and/or accessories to secure the amount of the default. The vehicle, boat or accessories will not be permitted to leave the compound until the account is current.

Rental fee invoice will be mailed to the tenants prior to the new yearly billing cycle. Tenant rental fees are due on receipt of invoice.

Non-vehicular storage of any kind is NOT PERMITTED in RV portion of the lot.

Use of storage space is for Operational rolling stock only, such as operable boat and trailer, enclosed or open trailer, RV and other operable vehicle(s).

Gate(s) must be closed and locked at all times, even if the tenant is in the compound working on a stored vehicle.

Tenants must immediately notify the RV compound manager of any changes to their address and or phone numbers.

All vehicles will be properly stored within the boundaries of its contract assigned space at any time. Only the vehicle as described in the application may be parked in the contract assigned place. Major maintenance may not be performed on any stored vehicle unless authorized by the Board of Directors.

NOTE

The RV compound is subject to inspection by the Citrus County Mosquito Control Board on a regular basis. Citations are issued to violators for allowing water to accumulate in a stored vehicle, boat hull, or piece of equipment or other item. **Any such violation will be justification for immediate expulsion from the RV compound.**

Open (uncovered) storage of any kind that may trap water is not allowed. (Example: open boat hulls that do not drain, un-mounted tires, open containers of any kind.

Vehicle support items such as covers, tie downs, wood planking, or any other loose item used in storage of a vehicle will be properly secured to prevent damage to other property during high wind conditions. Items other than these will be disposed of by the management.

Parking spot will be kept clean and neat.

Tenants will dispose of refuse outside the compound. It is for this reason a garbage container is not provided.

Tenants are not permitted to occupy (i.e. live in) their stored vehicle inside the compound. All stored vehicles and/or their content will be of a non-hazardous nature as defined by OSHA Hazardous Material Directions. If spills of fuel or chemicals/materials do occur, notify the RV compound manager. Clean-up of such hazardous materials will be at the expense of the tenant.

PLEASE REPORT ANY PROBLEMS TO THE RV LOT MANAGER OR ANY MEMBER OF THE COCA BOARD OF DIRECTORS

CRYSTAL OAKS CIVIC ASSOCIATION, INC

P.O. Box 287, Lecanto, FL 34460

Rental Conditions:

1. **NON-VEHICULAR storage of any kind is NOT PERMITTED.**
2. Use of storage space is for Operational rolling stock only, such as operable boat and trailer, enclosed or open trailer, RV, and other operable vehicle(s).
3. Gate(s) must be closed and locked at all times, even if the tenant is in the compound working on a stored vehicle.
4. Tenants must immediately notify the RV compound manager of any changes to their address and or phone numbers.
5. All Vehicles will be properly stored within the boundaries of its contract assigned space at any time.
6. Only the vehicle as described in the application may be parked in the contract assigned space.
7. Major maintenance may not be performed on any stored vehicle unless authorized by the board of directors.

NOTE

The RV compound is subject to inspection by the Citrus County Mosquito Control Board on a regular basis. Citations are issued to violators for letting water to accumulate in a stored vehicle, boat hull, or piece of equipment or other item.

Any such violation will be justification for immediate expulsion from the RV Compound.

8. Open (uncovered) storage of any kind that may trap water is not allowed. (Example; open boat hulls that do not drain, un-mounted tires, open containers of any kind).
9. Vehicle support items such as covers, tie downs, wood planking, or any other loose item used in the storage of a vehicle will be properly secured to prevent damage to other property during high wind conditions. Items other than these will be disposed of by the management.
10. Parking spot will be kept clean and neat.
11. Tenants will dispose of refuse outside the compound. It is for this reason a garbage container is not provided.
12. Tenants are not permitted to occupy (i.e. live in) their stored vehicle inside the compound.
13. All stored vehicles and/or their content will be of a non-hazardous nature as defined by OSHA Hazardous Material Directions. If spills of fuel or chemicals/materials do occur, notify the RV compound manager. Clean-up of such hazardous materials will be at the expense of the tenant.

NOTE

The water system will be shut off during freezing temperature forecasts.

Please report any problems to the RV lot Manager or any member of the COCA Board of Directors.

Created: 11/27/2007

CWD

Authorized by: COCA BOD

Auth. Date: 11/28/2008