

Cedar Point POA URGENT

Travel Trailers and RVs - Request of Variance to Deed Restrictions

As some of you may not be aware, according to our Deed Restrictions, Section 3.1:

- 1.) No one is permitted to store a travel trailer/rv or whatever someone wants to call it, on his or her property in Cedar Point unless it was “grandfathered” *and* has not lost “grandfather” status (the ACC will be providing a list of every trailer and RV that is grandfathered, but in general, if someone asks you if they are grandfathered, the answer is, “No, they are not grandfathered, unless they have proof.”
- 2.) “Grandfathered” travel trailers/RVs are permitted to come and go from Cedar Point at the owner’s pleasure. We will get a list to the Gate of all Grandfathered equipment.

We have developed the following for non-grandfathered trailers/RVs...

- 1.) **Property owners who were not grandfathered MUST fill out the request for a variance (we’ve made it easy – there is only one form).**
 - a. **Property Owner with his or her own trailer/RV** – the Property owner fills out the form and delivers it to the Gate, signed. This can be done if a property owner arrives at the Gate with a new or not registered trailer/RV, but they will have to pull-off to the side so they are not blocking traffic, and they must use the “Visitor” lane at all times. They Property owner fill in his trailer information and the Gate verifies it.
 - b. **Visitors pre-approved by Property Owner** – the Property Owner fills out their half of the form and delivers it to the Gate, signed by the Property Owner. The Gate will have the Visitor fill in the rest of the form and sign it.
- 2.) The Gate takes the signed/completed forms to the POA office as soon as it is open, has two copies made – one goes back to the Gate, one stays with POA Office, and the signed original is delivered to the ACC (at Vacation Builders’ office in Cedar Point).
- 3.) When anyone arrives at the gate with a travel trailer or RV, the gate personnel shouldn’t *ask* them if they are grandfathered. The Gate personnel should check the current, signed forms at the Gate to see if this is a registered visitor or Property Owner within the 14 days allowed by the variance.
 - a. If the 14 days have past, the Gate needs to have the Property Owner complete an Extension Request form (for owner or guest). If this is a Guest, they are not permitted entry until the Owner fills out a new form. The Gate must remind the Owner/Guest know that this is a conditional entry and the may be asked to remove the trailer/RV if the Board denies the extension.
 - b. If a Visitor arrives at the Gate but there is no signed form on file, the Gate is to deny entry. The visitor is welcome to pull out of Cedar Point’s driveway and contact the Property Owner to come down to Gate to fill out an entry form. Once both the Owner and Visitor have signed the request, you can then allow the visitor to bring in the RV, but *never without a signed form*.
 - c. If a property owner says, “I’m grandfathered”, check the list you have been provided. If they continue to argue, get their name, address, phone number, and the trailer/RV information (description, VIN, license plate #), and let them in. They do not get any sort of guest pass or entry pass at this time. You will provide the information to the POA office – they will follow up with the ACC to see if the trailer/RV is grandfathered or not. The ACC will follow up with property owner and advise Gate/Office how to proceed.
 - d. Neither the Gate nor the Office are permitted to provide anyone with a Gate Pass nor is there any valid sticker that permits anyone exemption from this policy.

The Gate must check their current 10-day forms every time a trailer/RV comes to the Gate. No Verbal Approvals are allowed at any time.

If a Property Owner has questions or complaints about this process, please refer him or her to the POA Office to file a complaint for the Board to review. The Board and ACC are 100% behind this policy.