

MILLSTREAM HOMEOWNERS ASSOCIATION

Recreational Vehicle Parking Area Policy

1. The definition of Recreational Vehicle (RV) includes, but is not limited to, any camper unit, motorhome, any bus, trailer, trailer coach, camp trailer, boat, or other similar vehicle. Aircraft shall be prohibited. Any RV that is trailered, with wheels beneath, may be stored. For example, camper shells (i.e. installed over a truck bed) may not be stored separately from the vehicle.
2. Parking for recreational vehicles is restricted to the designated spaces in the Brahms RV Lot Area, with approved lease agreement form the Board of Directors. The Board, at their discretion has the right to approve, deny and/or revoke and leased space, with or without cause. Owners must fill out a new lease agreement if they change the RV being stored in the RV parking area.
3. RV spaces will be limited to one space per unit. Board approval must be received prior to parking any RV for any amount of time in the Brahms lot.
4. RVs and the like shall be limited to a maximum size of 24 ft. Size of RVs must be provided on the lease application.
5. Recreational vehicles parked at the RV Parking lot must be registered to a resident at Millstream Homeowners Association. Any RV parked in the community, whose owner does not reside in the community, shall be subject to tagging and towing at the RV owner's expense.
6. At no time shall any RV kept in the RV Parking Lot be occupied overnight or during the day. The RV Parking lot is intended as a storage facility ONLY for operable RVs.
7. RVs may only be parked at the RV Parking Lot after the resident has completed a Recreational Vehicle Parking Request Form, has been approved in writing by the Association, has provided proof of ownership or copy of registration, has provided a color photo of the proposed RV to occupy the space and has paid all applicable fees in advance.
8. The per space rate shall be \$75.00 each month. Residents will be billed on a monthly basis. No refunds shall be issued, regardless of whether or not the assigned space is utilized. Failure to pay the monthly fee could cause the lease to be terminated and put the RV at risk of tagging and towing.
9. Every rental period begins on the first day of the first month and ends on the last day of the month regardless of what day you take occupancy of said rental space. There is no prorating of spaces. Failure to make payment in advance of the month could result in loss of space, with prior final notice. Failure to make payment in advance of the month will result in late payments penalties of \$10 per month.
10. RV's in this area shall be maintained, kept clean and in good repair (i.e. washed at least once per month, tires operational, windows kept free of cracks, free of graffiti, etc.) Washing and/or maintenance shall not be completed inside the RV area.
11. No inoperable RVs shall be kept in the lot whether a space is paid for or not.
12. Vehicle Owners are responsible for ensuring their vehicle does not leak oil or other types of fluid. Owners are responsible for the cleanup of such fluids and can be charged for removal of these fluids, if proper and necessary action is not taken by the RV Owner.

13. The tongue of your trailer, or stilts of your camper, must be placed on blocks of wood, not directly on the asphalt. If damage occurs resulting from an RV, the owner shall be required to pay all costs to repair the asphalt. Failure to comply and remedy this situation will result in the loss of lease space.
14. Vehicles parked in the RV Parking lot that have not met any guidelines stated herein shall be removed upon request within 72 hours or will be subject to tow at the vehicle owner's expense and/or a daily penalty until the vehicle is removed.
15. Vehicles that are not RV's as defined above shall be subject to tow at the vehicle owner's expense without notice if parked in a reserved space.
16. Vehicles not removed upon request, vehicles parked without permission or whose owner cannot be found are subject to tow at the vehicle owner's expense.
17. If a Lot/Unit becomes delinquent and/or is in violation of the CC&R's, the RV Parking Lot will not be available to that Lot/Unit. Upon notice, if the RV is not removed from the area, it shall be towed at the vehicle owner's expense. Pertinent to this document, "delinquent" shall mean non-payment of assessments and/or late charges as outlined in the CC&R's and further defined by the Association's Delinquency Policy. Fines assessed as a result of a violation of the CC&R's, Architectural Guidelines or Rules & Regulations that remain unpaid will also be considered "delinquent".
18. Management shall maintain a homeowner interest list for future available spaces to be assigned.
19. Space sub-letting is not permitted, and an Owner/Guest may not reserve more than one space at any one time.
20. Management must be notified of any visiting RV prior to said RV being parked in the Brahms lot. Visiting RVs may not use RV spaces and are limited to a total of 14 days of parking in a 60-day period after receiving written permission from the Board of Directors.
21. Any and all break-ins should be reported first to the police then to the management of the Association. Management and the Millstream HOA hold no responsibility for protecting personal property. The owner of any vehicle or RV parked in the Brahms lot accepts sole responsibility for any damage that may occur while parked in the Brahms lot.
22. If an Owner/User has more than two offenses during a six (6) month period, the Board may be asked to review the situation to determine whether or not to continue use of the lot is acceptable.

I, _____, hereby agree to abide by the rules of usage outlined herein.
(Print Name)

Date: _____

Signature: _____