

MILLSTREAM HOMEOWNERS ASSOCIATION

Recreational Vehicle Parking Area Policy

1. The definition of Recreational Vehicle (RV) includes, but is not limited to, any camper unit, motor home, 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.
3. The RV Parking Lot shall not be used for storage of inoperable vehicles, as defined by Nevada Revised Statutes.
4. Recreational vehicles parked at the RV Parking lot must be registered to a resident at Millstream Homeowners Association.
5. 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 RV's.
6. RV's 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.
7. Owners must fill out a new lease agreement if they change the RV being stored in the RV parking area. RV parking will be limited to the spaces closest to the west wall. Even if you are paying for RV parking, if you fail to update your RV registration with the Association, your RV is subject to tow.
8. The per space rate shall be \$60.00 each 6-month period. Residents must reserve each space in 6 month increments only, subject to future re-evaluation by the Board. No refunds shall be issued, regardless of whether or not the assigned space is utilized. The 6-month rate shall not be pro-rated, upon occurrence of a mid-month homeowner residence sale or other reason for non-use of space. Residents may reserve up to 2 spaces for RV's requiring more than one space at the cost of \$60 per space.
9. Every rental period begins on the first day of the first month and ends on the last day of the 5th 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 will result in loss of space, with prior final notice. Failure to make payment in advance of the month will result in a \$5 per day penalty in addition to the regular payment upon reinstatement.
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. Vehicle Owners are responsible to ensure their vehicle does not leak oil or other type 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 Vehicle's Owner.

12. 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 your failure to comply with this rule, 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 your space.
13. Vehicles parking 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 \$100 daily penalty until the vehicle is removed.
14. Vehicles that are not RV's as defined above shall be subject to tow at the vehicle owner's expense without notice.
15. 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.
16. 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".
17. Management shall maintain a homeowner interest list for future available spaces to be assigned.
18. Space sub-letting is not permitted, and an Owner/Guest may not reserve more than two spaces at any one time.
19. Visiting RVs may not use RV spaces and are limited to a total of 14 days of parking in a 60-day period.
20. Management must be notified of any visiting RV prior to said RV being parked in the Brahms lot.
21. Any and all break-ins should be reported first to the police then to the management of the Association.
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: _____