

LEISURE TOWN HOME ASSOCIATION

RV Compound Rules and Regulations

I. General

- a. The Leisure Town Home Association (LTHA), through its Board of Directors (Board) assisted by the RV Advisory Committee, owns, operates and regulates the use of the fenced and locked RV Compound for the exclusive use of the Leisure Town residents (i.e. person(s) residing in Leisure Town). The RV Advisory Committee, in conjunction with the Board, maintains compliance with these Rules and Regulations, maintains necessary records and periodically inspects the RV Compound.
- b. The RV Compound is intended to serve as a place to park **OPERATIONAL** mobile recreational vehicles, such as motor homes, 5th wheels, tent trailers, utility/transport trailers, town dollies, self-contained campers (mounted or unmounted), and boats rather than parking on driveways or lots, which is prohibited by LTHA. No non-operational vehicles are allowed. No vehicle with non-operational registration is allowed. No flat tires or vehicles on jacks or supporting mechanisms are allowed.
- c. No commercial vehicles are allowed without the express permission of the LTHA Board. Unlicensed items that are otherwise allowed will be on a properly license trailer.
- d. The Board of Directors enforces these Rules and Regulations, and, at its sole reasonable discretion, at any time, terminates all RV Compound privileges for cause, including but not limited to, for violation of the rules and requires the immediate removal of the vehicle(s) and/or boats involved at the owner's expense after LTHA due process is followed.
- e. LTHA, the Board of Directors, and the RV Advisory Committee, individually or collectively, are not liable for loss damage to any unit parked in the RV Compound. Its use is solely at the individual owner's risk.

II. Space Assignment and Billing

- a. Applicants for an RV Compound space must supply permanent proof of ownership in the form of a current California registration for any vehicle/boat showing the dates of effectiveness and the resident owner's current Leisure Town address and proof of insurance.
- b. Billing rates for the RV Compound are established by the majority of the users as follows:
 - i. \$150 per year for motor home, travel trailer, 5th wheel, tent trailer or truck/camper.
 - ii. \$120 per year for boat, boat trailer, utility transport trailer or tow dolly alone.

- c. Billing statements are mailed in May each year and are payable in advance for the following fiscal year. Payments are due on July 1st and are delinquent and are subject to a \$25 late fee July 31st.
- d. Residents using the RV Compound must be a resident homeowner who is a LTHA member in good standing or a resident tenant of a homeowner who is a LTHA member in good standing.
- e. Upon termination of an assigned space, any unused portion of rent will be refunded to the nearest full month.
- f. Space assignments are at the sole discretion of the RV Advisory Committee, considering vehicle type, size, and space availability. Vehicle replacement or sale will be cause for re-examination of space assignments, either to the new resident owner or another resident on the waiting list.
- g. Only one vehicle/boat is allowed per space. Tow dollies may be allowed with the approval of the RV Advisory Committee.
- h. As of the Rule adoption date, no more than 2 spaces may be assigned to any Leisure Town address. Those who have 3 spaces at the date of adopting of these rules will be allowed to keep that number of spaces until such time as they might vacate any one of their assigned spaces.

III. User's Responsibilities

- a. Notify the LTHA Office of any changes, including vehicle/boat replacement or sale, within 30 days of such change.
- b. Affix current expiration stickers on the license plate and on boat.
- c. Furnish the LTHA Office with a copy of current DMV registration reflecting the Leisure Town address.
- d. Provide proof of insurance.
- e. Complete the RV Compound Information Sheet annually with renewal.
- f. Use only assigned space.
- g. Do not drain any hazardous materials while vehicle/boat is in the RVCompound.
- h. Remove immediately from the compound if a vehicle/boat is leaking any kind of fluid.
- i. Keep vehicle, boat covers/tarps, and wheel covers secured and in good condition.
- j. You are responsible for any damage to LTHA property, including fences and barriers.
- k. Do not store exposed articles of any kind, in, under, or around the vehicle/boat.
- l. KEEP SPACE CLEAN AND ORDERLY AT ALL TIMES.
- m. Notify the LHA Office if illness or other factors prevent compliance with any of the RV Compound Rules and Regulations.
- n. A 24" open space is required between vehicles and fences that are adjacent to private residences.

IV. Security

- a. Security of the RV Compound and its contents is of prime importance. Conscientious key and remote gate opener discipline of everyone involved is essential.
- b. When exiting, be sure the automatic gate is closed.
- c. Do not lend key or remote gate opener to anyone, except the designated alternate.
- d. Access to the RV Compound is limited to daylight hours only.
- e. Security of individual units is the sole responsibility of each owner.
- f. Use of the RV compound is at your own risk.

V. Compliance

- a. Leisure Town residents utilizing the RV Compound Agreement acknowledging that the Rules and Regulation have been read.
- b. Any Leisure Town resident found in violation of the RV Compound Rules and Regulations may be asked to correct the violation within one week. Should the resident not comply, the resident will be required to remove his/her vehicle or boat and lose his/her privileges until the violation is corrected per LTHA policies.
- c. LTHA may impose fine and assessments, suspend use of the RV Compound and voting rights, tow vehicles, and take other disciplinary action against users for violations of the governing documents and these rules. LTHA is entitled to recover any and all costs.