

West End RV & Trailer Storage Area Policy

The intended purpose of the RV & Trailer Storage Area located at the West End of Hacienda Carmel Community Association (HCCA) property is to provide designated spaces available for rent by Hacienda Carmel Residents to store recreational vehicles, watercraft, or camping trailers. As such, usage of the storage area shall be subject to the following conditions:

1. Assigned storage spaces shall be utilized by Hacienda Carmel residents only for the exclusive storage of recreational motorhomes, camping trailers, truck-mounted campers, or trailered boats. No other un-attached items may be stored in proximity to any of the above within the designated boundaries of each storage space.
2. Unless otherwise granted by a written variance approved by the HCCA Board of Directors, no storage sheds or other non-mobile items may be placed anywhere within the storage yard.
3. Temporary parking of any recreational vehicle at the RV & Trailer storage yard by guests shall be permitted only with the advance permission of Hacienda Carmel management.
4. Rental of a storage space is on a month-to-month basis and is not transferable to another party. Partial month occupancy of a storage space shall incur the full monthly rate.
5. The amount of monthly rental fees shall be established by the HCCA Board of Directors and is subject to change from time to time.
6. Owners of recreational vehicles occupying a space in the storage yard must complete an *RV & Trailer Storage Yard Rental Agreement* form and provide a photocopy of current DMV registration and insurance coverage to Hacienda management on an annual basis.
7. Recreational vehicles occupying a space at the yard must be maintained in a road-worthy condition at all times. Other than very minor maintenance or repairs, working on recreational vehicles or boats is not permitted at the storage yard.
8. Other than regular vehicle fuel tanks and standard-size propane tanks, no other quantities of flammable liquids or other hazardous materials may be stored at the yard at any time.
9. Sleeping or camping at the storage yard is strictly prohibited at any time including guests who have been granted authorization for temporary parking of an RV or trailer.
10. HCCA shall provide and maintain motion sensitive lighting and rodent control devices for the storage yard.
11. Renters of spaces at the storage yard shall be responsible for the cost of repairs for damage to any part of the storage area, other vehicles or property caused by the renter or renter's agents.
12. HCCA shall not be responsible for any damage or loss of renter's personal property due to acts of vandalism, rodent activity or otherwise, or for any personal injury associated with the use of the storage yard other than damage, loss or injury proximately caused by the negligence of the Association, its employees, or agents.
13. Any variations of these conditions must be approved in writing as a variance by the HCCA Board of Directors.

APPROVED BY THE HCCA BOARD OF DIRECTORS 05-27-21