

STORAGE COMPOUND RULES

RULES and REGULATIONS for the DISTRICT

Usage of the Vehicle Compound Storage space is not an entitlement but a privilege on a space available basis to property owners, who reside in Holiday Park either on a full time or part time basis. Full time renters and seasonal renters are not entitled to space in the storage compound.

Their vehicles must be stored completely off the property of Port Malabar Holiday Park.

One space may be assigned per resident regardless of the number of properties owned or leased by an owner. The vehicle for which the space is assigned **MUST** be registered to the unit owner and the registration for the vehicle must have a current valid registration proof of which a copy will be maintained by the District Office.

At no time will any property owner be permitted the use of multiple spaces within the Storage Compound. The Storage Compound is only for use by Holiday Park property owners. The stored vehicle must be registered to the property owner. The vehicle registration must remain current at all times. A current registration for the vehicle must be provided when registering the vehicle with the office. Storage Compound decals are provided by the office when the space is assigned and yearly thereafter at a date and time set by the District Office. Commercial vehicles are not permitted to be stored in the Storage Compound.

Any resident who has a space in the RV Compound must be in compliance with all Deed of Restriction's and Rules and Regulations. If there are any violations outstanding on the owner's home, owner's property, owner's rental properties OR vehicle in the Compound, the owner will be notified of said violation(s) and an expected end date to cure violation(s) per District policy. If violation(s) are not cured in specified timeframe the owner will have 10 days to remove said vehicle from the compound and will lose their assigned space in the compound. If the vehicle is NOT removed within specified timeframe, the vehicle will then be towed at owner's expense. When all violations are corrected and signed off by the District Manager, the owner's name can be placed on the waiting list and when available new space will be assigned.

All owners who have a boat, trailer or R. V. are required to park it in the compound and must complete an application form that is available at the District Office. The owner will be assigned a numbered location within the compound and issued a decal. If space is unavailable, a number from the waiting list will be assigned and the owner who owns the vehicle will be notified as space becomes available.

Amended and Approved 1/8/2018

Revised and Approved by Board of Trustees 1/14/2019

RULES AND REGULATIONS for STORAGE COMPOUND cont.

New owners requesting a space in the compound should do so during regular office hours. In case of evening or weekend arrival, vehicles should be parked in the Recreation Hall parking lot as far away from the building as possible in such a way that it does not hinder the flow of traffic.

All spaces are sized to provide a maximum utilization and will be issued accordingly. Re-assignments will be required to accomplish this goal as necessary.

Once a user is assigned a space, the space cannot be 'lent out' while user is away.

Units must be centered within the boundary markers at all times. Compound access is by key only, obtainable through the District Office, Security Gate, or a key may be purchased through the District Office.

Any damage caused by user (i.e., fence damage, tire ruts, etc.) shall be user's responsibility to repair.

Registration for a space in the compound must be renewed annually at a date and time set by the District Office. All storage compound related business will be conducted during regular District business hours.

As required by the Deed Restriction, the following apply:

{(See Deed Restriction Article III, Section 12 (A))}.

Except as herein provided, no commercial vehicle, boat, trailer or recreational vehicle shall be parked on any resident lot. Any person, property owner, occupant, lessee, tenant or otherwise legally occupying the premises who shall permit parking or storing of such vehicles on private property shall be in violation of this section of the Deed Restriction.

RULES AND REGULATIONS STORAGE COMPOUND cont.

1. No disabled or dilapidated vehicles (decayed, deteriorated or fallen into partial ruin especially through neglect or misuse) of any kind shall be kept or permitted in the compound.
2. All vehicles in an allotted space must have up-to-date State license and District decal or the vehicle will be considered in violation and eligible for removal by the District at expense of owner.
3. This section shall not prevent convenient parking for the purpose of loading and unloading, for reasonable periods of time, not to exceed forty-eight (48) hours. The Vehicle Storage Compound may be used by owners at their own risk upon the following conditions. The “vehicle” to be defined as any recreational vehicle (e.g. boat, motor home, camping trailer, utility or boat trailer), shall **in no way** include any commercial vehicle.
4. All vehicles, boats, trailers, R.Vs etc., will be assigned storage areas, by the office, on “space available” basis. Owners may purchase a gate key to the compound at the office which may be returned with a copy of the receipt for a refund.
5. All unauthorized vehicles after a 10-day notice to the resident who obtained the assigned space, will be dealt with as provided for abandoned vehicles in the City of Palm Bay. Only owners of property, who reside in Holiday Park either full time or part time, may store vehicles belonging to them in this area. No cars, trucks or motorcycles are allowed to be stored in this area.
6. Any vehicle in disrepair will be given two weeks to repair or remove said vehicle. If vehicle is **NOT** in compliance, the District has the authority to have the vehicle towed at the owner expense.
7. Owner is responsible for returning the key to the office until all violations have been cured. An inspection of said vehicle by the District Manager is required to approve or disapprove that outstanding violations have been cured within the timeframe.
8. If an owner loses their space in the compound he / she **MUST RETURN** the compound key to the office.
9. All vehicles must have a current access decal issued by the office.

RULES AND REGULATIONS STORAGE COMPOUND cont.

10. Any vehicle removed from the compound for more than 30 days without notifying the office will relinquish the Compound space.
11. Decals are renewed annually for all items in compound storage at a date and time set by the District Office.
12. District Manager or, in the absence of Manager, the Chairperson of Trustees has the authority to extend time to correct violations.

**PORT MALABAR HOLIDAY PARK
MOBILE HOME RECREATION DISTRICT**

**RELEASE / DESCRIPTION / ASSIGNMENT of
VEHICLE SPACE in STORAGE COMPOUND**

Owner of Vehicle _____ Date _____
Print Name

In consideration for the District supplying such storage space, the owner of the recreational vehicle does hereby release the District of and from all claims, demands, liabilities, and causes of action of any kind whatsoever for damage which may occur to the said recreational vehicle while stored in the compound. _____

The undersigned further understands and agrees that, but for the release set forth above, the District would not be willing to provide the storage space which is the subject of this agreement. _____

The undersigned expressly understands and agrees that he or she has the opportunity to purchase private insurance through a carrier selected by the undersigned on the said recreational vehicle to cover damage to or theft of the recreational vehicle while stored at the compound. _____

The undersigned has read and understands this application and will adhere to the policies and procedures provided in Rules and Regulation. _____

DESCRIPTION OF RECREATIONAL VEHICLE

Type of Vehicle _____ Year _____ Color _____

Vehicle Length & Width _____ Tag Number _____ State _____

Owner's Address

Phone Number

EMAIL Address

Cell Phone Number

Signature of Ownership

Signature of District Personnel

Compound Space _____ Lot Size _____ Decal # _____

Computer Key Purchased Yes NO Computer Entry By _____
Employee Name

Copy of Rules & Release Received _____