Northcrest Homeowners Association

RV & Boat Storage Area (RVBSA) Policy

I. General Administration

I. a. Use of the RV & Boat Storage Area (RVBSA) is not an inherent right or privilege of Northcrest Homeowner Association (NHOA) members. Nor is the use of this area automatically included in the Northcrest Homeowner Association dues or governing documents. This area has been created following the creation of the Northcrest Homeowners Association Covenants, Conditions, and Restrictions as an additional benefit which may be made available to, but is not inherently a privilege of, NHOA members.

I. b. NHOA members who wish to use this area will be charged a nominal administrative fee for an assigned space within this area.

I. c. Policies and regulations for use of the RVBSA shall be defined solely by the NHOA Board of Directors.

I. d. The NHOA Board of Directors may modify these RVBSA policies as required, providing at least 30 days notice of any changes has been provided prior to implementation.

I. e. Administration of the RVBSA use and policy compliance will performed by the property management company as defined by the NHOA Board of Directors.

II. Conditions of use

II. a. Use of this facility will be limited to NHOA members or their tenants who reside in a NHOA property and are in good standing as reported to the Board by the NHOA property management company.

II. b. Northcrest Homeowners Association members are those individuals (or their immediate family, i.e. husband, wife, or children) who own property within the Northcrest Subdivision as defined in the Covenants, Conditions, and Restrictions.

II. c. Tenants is defined to be any individual or family residing in a NHOA property who rent that property from the NHOA member which owns that NHOA property.

II. d. Good Standing shall be those Northcrest Homeowners Association members who have no Northcrest Homeowners Association membership dues in arrears greater than 60 days.

III. Applicable Items

III. a. The RVBSA is a shared area available to NHOA resident members, or their tenants, for the parking of recreational vehicles and\or trailered boats.

III. b. All items stored within the RVBSA must have current state license and registration.

III. c Registration of the item to be stored within the RVBSA must be to an individual residing in the Northcrest Homeowners Association Property to which it has been assigned (be it either the NHOA property owner or their immediate family member or resident tenant or their immediate family member).

III. d. Only personal use items may be stored within the RVBSA area.

IV. Term and Conditions

1V. a. A copy of this RVBSA policy can be obtained by request to the NHOA property management company or any member of the NHOA Board of Directors.

IV. b. Any NHOA resident (as defined in Section II of this policy) can request use of one (1) RVBSA space, by mailing a completed 'RVBSA Space Request Form' to the NHOA property management company. The NHOA property management company will reply within 30 days with either a RVBSA space assignment or notice that no RVBSA space is available and indication that their request has been added to the "Awaiting RVBSA Space Assignment" list.

IV. c. RVBSA space will be provided to NHOA resident members on a first come, first serve basis.

IV. d. Should no RVBSA space be available, the request will be added to the Awaiting RVBSA Assignment list. The first on the Awaiting RVBSA Assignment list will be provided the next RVBSA space when one becomes available.

IV. e. One (1) numbered RVBSA space (based on availability) may be assigned to each NHOA resident member household for a period of one (1) year.

IV. f. Each NHOA resident member, or resident tenant, who has been assigned a space will be required to renew their assigned RVBSA space prior to June 1 of each year.

IV. g. The rules contained herein apply to the Recreational Vehicle and Boat Storage Area located off the alley behind the 2035-2037 Clubview property.

IV. h. RVBSA spaces are numbered and will be allocated based on the size of the item to be parked within the RVBSA Area.

IV. i. Yearly, all NHOA residents with assigned spaces within the RVBSA must renew their space by re-submitting a RVBSA Space Request Form (as defined in IV. B above). If no space request is received by June 1, that space will be assumed to be available for reassignment to other NHOA resident members or tenants.

VI. Responsibilities

VI. a. It is the responsibility of the NHOA resident member or tenant to which the item is registered to carry all necessary and required insurance to maintain eligibility for RVBSA use.

VI. b. Northcrest Homeowners Association or its Board of Directors shall not be held liable for any damages to items stored within the RVBSA.

VII. Renewal

VII. a. Periodically, the NHOA property management company, as directed by the NHOA Board, will conduct spot inventories of items within the RVBSA spaces.

VII. b. Vehicles occupying unauthorized RVBSA spaces will be towed out of the RVBSA at the owners expense.

VII. c. The registered owners of a towed item will be solely responsibility for all towing and\or storage charges applicable to an item removed from the RVBSA.

VII. d. Prior to May 1 of each year, the NHOA Property Manager will send a 'RVBSA Space Renewal Form' to each individual to which a RVBSA space has been assigned.

VII. e. Completed RVBSA Space Renewal Forms must be received by the NHOA property management company by June 1, to be eligible for renewal.

VII. f. A previously assigned RVBSA space will be considered available for re-assignment if the NHOA property management company has not received a completed "RVBSA Space Renewal Form" by June 1 of each year.

VII. g. Items in an expired RVBSA space will be removed as previously defined in Section VII. b.

VIII h. Use of RVBSA space is provided to NHOA residents in good standing. RVBSA space will be reassigned upon RVBSA member delinquency of dues longer than 60days, with their space vacated as defined in Section VII. b.

VIII. Costs

VIII. a. A monthly administration fee of $20.00 will be charged to the registered owner for each issued space within the RVBSA.