

TRAILER ESTATES PARK AND RECREATION DISTRICT OUTDOOR STORAGE LOT RULES

PP 23

RULES

1. Spaces will be assigned on a “first come, first served” basis for the size lot required from the waiting list maintained by the Office Manager. Lot size to be determined by the Storage Lot Manager prior to placement on the waiting list. The office will require a \$100.00 deposit to be placed on the waiting list. When a space is offered to someone on the waiting list, he/she will be given two full working days to accept or reject the offer.
2. All storage spaces must be leased through the Trailer Estates Office. Storage Lot may only be leased to Property Owners and renters. Office Manager will notify Storage Lot Manager/Maintenance Trustee of the next available space and notify the next person on the waiting list.
3. Resident must meet with Storage Lot Manager/Maintenance Trustee to be assigned the appropriately sized space. Storage spaces shall be limited to boat on trailer, boat trailer, motor home, travel trailer, vehicle towing trailer, utility trailer, cargo trailer, cars and or truck and total length cannot exceed storage space assigned. Storage Lot Manager will review PP23 Outdoor Storage Lot Rules with the applicant and return PP25A – Verification Form For Storage Lot Rental to the Office Manager.
4. Commercial use of storage lot by lessee is prohibited.
5. Sheds or other buildings are not permitted in the storage area. Stored items not owned by Lessee will be removed at the owner’s expense including but not limited to towing of such items.
6. Lessee must provide and maintain a current address, phone number, current vehicle and/or boat registration on file in the Trailer Estates Office. Current vehicle and/or boat registration must be placed on the stored item for verification. **Failure to have up to date licensing and/or registration will result in those items being removed at the owners’ expense, including but not limited to towing of such item.**
7. Invoices will be mailed 30 days prior to the effective date of the lease term. Lease will be paid in advance from the first of the month in which the space is assigned.
8. Leases remaining unpaid for fifteen (15) days beyond the effective date of any rental term shall incur a late charge of 10 percent (10%) of the annual lot rental. After 30 days, an additional late charge of 10 percent (10%) of the annual lot rental will be assessed and result in the termination of the Lease. The stored unit will be chained or removed. If removed it will be at

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PP 23

- the owner's expense including but not limited to towing of such item. If chained a storage fee of \$100 per 30 days or portion thereof will be assessed until full payment is received.
9. If the offer is accepted, the written lease application must be submitted and a full term's lot rental less the \$100.00 applied from the waiting list deposit (either six months or one year), from the beginning of the month of the offer and must be paid within two days.
 - a. Trailer Estates will then give the applicant one month to present documentation of the required licensing of vehicles and registration. In the intervening time, no item may be stored on the lot.
 - b. If applicant is unable to present the required documentation within the one-month grace period (the Chairman or designee may approve an extension for extenuating circumstances). Trailer Estates will prorate and refund any lot rental fee for the months remaining after the month in which applicant notifies Trailer Estates his/her inability to meet all lease requirements.
 - c. If a person on the waiting list rejects the offer they forfeit their \$100.00 deposit.
 - d. A person not responding by the deadline will be removed from the waiting list and they forfeited their \$100.00 deposit.
 - e. Trailer Estates will make a good faith effort to contact the person at the top of each waiting list using the phone number provided by the applicant. If the applicant cannot be reached, they forfeit their \$100.00 deposit and will be removed from the waiting list.
 10. Lessee may terminate his/her full year lease at any time and will receive a prorated refund of rent already paid for any unused full months remaining on the lease.
 11. Spaces leased under **a six-month** agreement will not be provided a refund if the item is removed prior to the lease term.
 12. Trailer Estates Park and Recreation District shall not be financially responsible for any injuries to Lessee or their agents or from damages or theft of stored property. Lessee assumes full responsibility for damages or injuries caused by the Lessee or his/her stored property.
 13. Nothing may be stored or left lying on the ground. Lessee shall keep the rented space clear of all debris and free of safety hazards. Blocks needed for stored items must be neatly stacked along back of the lot when not in use.

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14. All stored items must be aligned so as not to encroach upon adjacent spaces, must be situated starting at the back of the lot, centered between the markers or poles. Space markers and/or lot numbers may not be removed. Stored items shall be well maintained, i.e., no flat tires, torn or ripped tarps, etc.
15. Violations of any lease provisions will be given a 30-day notice to remedy. If not corrected within 30 days, violators will lose their rental space and will not receive a refund of any rent paid. Stored items must be removed by the owner, if not, the stored item shall be removed at the owner's expense including but not limited to towing of such item.

IN WITNESS WHEREOF, the undersigned has read and understands the terms of this agreement.

Lessee Signature Required:

X _____ Date: _____