

Spanish Trail HOA Recreational Vehicle (RV) Storage Lot Policy

Policy: Access is hereby authorized by the undersigned for the express, limited purpose of storing "Authorized Vehicle/Trailer" in the Spanish Trail HOA RV Storage Lot. By definition an "authorized vehicle/trailer" shall mean and refer to non-commercial vehicles, boats, campers, motor homes, trailers and similar, that are licensed, insured and in working order.

The Board of Spanish Trail HOA is adopting the following policy for the RV Storage Lot:

1. Use of the RV Storage Lot is for the parking of authorized vehicles only as defined above.
2. The gate will be secured with a pad lock and shall remain locked at all times, except then the lot is being accessed for the purpose of parking or removing a vehicle and will again be locked immediately following these instances.
3. All applications for the RV Storage Lot must provide proof of ownership/lease in Spanish Trail HOA. The RV Storage Lot is for current owners/tenants of Spanish Trail Subdivision only. Residents will be allotted one (1) space per resident (with a grandfather clause that a resident who has lived in the subdivision prior to 2005 and had a 2nd space may continue to have an additional 2nd space). Homeowners will have preference over tenants. The additional 2nd space will be charged monthly and if there is a waiting list the owner will remove the 2nd vehicle.
4. Authorized vehicles/trailers must fit in the designated spots and not infringe on the use of other spaces in the RV Storage Lot.
5. No more than one (1) item per space is allowed
6. Items stored in the RV Storage Lot must not block the gate.
7. A \$15.00 monthly fee will be charged for each space. Payments are to be made out to Spanish Trail HOA and can be in monthly installments or paid in full for up to one year in advance.
8. At the time of application (or as soon as available in the case of a new purchase) copies of current vehicle registration and insurance will be provided to HPM.
9. Vehicle owners will maintain proper insurance on any vehicle parked in the RV Storage Lot at all times and accept any and all liability involved with storing a vehicle in the RV Storage Lot. The owner of the vehicle releases Spanish Trail Homeowners Association and Heritage Property Management from any and all liability for damage to or theft of property. **USE OF THE RV STORAGE LOT IS AT YOUR OWN RISK.**
10. Residents who neglect to lock the RV Storage Lot gate, who attempt to store items other than those designated above and identified on their RV Storage Lot Registration Form, who violate any portion of this RV Storage Lot Policy or who are not current with HOA Dues, may lose the privilege of using the RV Storage Lot. If the storage privilege is lost, the member will be sent a 14 day notice asking that the item be removed or it may be towed at the owner's expense or violation fines will be added at \$10/day for the first 14 days and \$20/day for each day after that. A lien may also be placed on the property.
11. Residents may report any violation of these rules and any other problems within the RV Storage Lot area to Heritage Property Management at info@hpmgj.com or 970-243-3186 immediately.
12. RV storage is available on a first-come/first-served basis. Capacity is limited and may not be available at all times. The Board of Directors has determined that only one (1) space may be used per Spanish Trail residence (aside from the grandfathered clause- see above). If no spaces are available, owners will be placed on a priority waiting list, which will be maintained by Heritage Property Management.

We, the duly elected Board of Directors of Spanish Trail Homeowners Association, do hereby adopt the foregoing RV Storage Lot policy effective October 1, 2019.