

STORAGE LOT RULES AND REGULATIONS

Adopted by Board of Directors July 6, 2013. Amended by VDL Board June 2018. Amended by VDL Board July 2022.
Amended by VDL Board June 2024

1. Storage lot is for owner use only unless permission is obtained from Storage Lot Manager (herein referred to as SLM) or Board.
2. All users are required to fill out a Storage Lot Parking Space Agreement and turn these in to SLM. The License Agreement shall renew automatically on May 1st of each year unless notice is given to SLM at least 30 days in advance of annual renewal.
3. A fee of \$200.00 is due by May 1st, payable to VDL. If spaces are leased by renters, rate will be \$200 for the period until May 1st of the next year. Owners shall have first priority for spaces in any event. Payments received after May 31st for current users will be subject to \$25.00 late fee. Payments not received by May 31st result in automatic eviction and owner shall remove equipment immediately or Board will arrange for removal at owner's expense.
4. The following are allowed in the storage lot: Watercraft on trailers, RV's, Travel trailers, Utility trailers, Snow mobile trailers, motorcycle trailers, and trucks with campers.
5. All stored equipment must be in good condition. Determination of condition will be at the Board's discretion.
6. All equipment with fuel or flammable liquids on board must be insured with proof of insurance on file with SLM. All equipment with propane tanks shall have propane tanks turned off.
7. SLM will assign spaces in lot for all equipment with large or high ones located on north, east or south side and smaller ones on west side. SLM and or Board reserves the right to reassign spaces as needed to fit changing storage needs.
8. Owners can only occupy one space regardless of how many lots owned, unless lot is not full, then owners of multiple lots can occupy 2 spaces on a first come basis. Subletting of spaces is not allowed although immediate family members of owner/lease may utilize designated space. It is the owner's responsibility to communicate these rules and regulations to these users.
9. Owners vacating spaces or requesting space need to contact SLM. A waiting list operating on a first come, first served basis will be maintained by SLM.
10. All equipment stored shall be pushed as far back as possible to maintain maximum turning radius within center of lot. Equipment located on north and west sides should either be up against wheel stops or positioned in such a way that furthest projection is within 6 inches of any obstruction. Equipment on east side shall be placed no closer than 5 feet from storage fence and or against wheel stops. Equipment on south side shall be positioned so back of trailer frame aligns with wheel stop.
11. Stored recreational vehicles shall not be occupied and or used for overnight accommodations, unless approved by SLM or Board.
12. Any owner or renter requesting a space must demonstrate that they intend to use the space by placing equipment on it during prime season which is typically from May through September. Reserving a space without any intentions of using it precludes other residents or renters with legitimate storage needs.
13. Infractions of these regulations will result in loss of use of space in lot after one written warning from the Board.
14. If there is no waiting list, and there are open spaces, the board has the right to agree to rent an open RV Storage space on a month-by-month basis. If an owner or renter that is not currently renting a space requests a space and there are no other open spaces, then the month-to-month renter will need to vacate the spot on the last day of the current month requested. Payment will be due the 1st of each month, no refund if the owner decides to vacate before the end of the month. The rate will be \$20.00 per month, billed by Still Properties. In the event that the rental space goes for a full year, the charge will not exceed the \$200.00 annual fee.