

2020 OAK HILLS HOA



RV LOT LEASE AGREEMENT

SPACE _____

The RV Lot is provided so homeowners or occupants can meet the Oak Hills Homeowners Association (OHHA) recorded restriction, V(a) that prohibits RV's, trailers and boats from being parked on any building site.

To qualify for an RV Lot space assignment:

- Lot assessments owed to OHHA must be current.
- Lessee must prove ownership of the unit and it must be in the homeowner or occupant's name. Tenants go through the homeowner to obtain a space.
- Unit for personal or home business use only. Excludes parking of commercial vehicles associated with a homeowner's employment. Unit must be kept clean and tidy so as not to detract from the appearance of Oak Hills. Storage of trash or household objects are not allowed in open trailers or boats.
- Unit must have current registration and be maintained in running condition. Proof of current registration required at the time of lease renewal if vehicle requires Oregon Registration with DMV. If lessee is unable to provide current registration, they may provide proof of temporary registration for 90 days.
- Unit must be in regular use. Used at least once per year.
- Unit must be an RV, boat or trailer.
- The only items allowed in the RV Park are the unit lessee has listed on the contract, a fitted cover in good condition, and an approved covering structure. Covering structures are allowed if lessee submits COVERING STRUCTURE AGREEMENT and agrees to covering structure terms. Any covering structure found in violation will be assessed a \$100 disposal fee plus any expenses. OHHA is not responsible for any damage caused due to items left in the lot.
- If more than one unit is stored in the RV Park, extra units can be removed by OHHA from the RV Park with a 30 day notice if there is a waiting list for the lot, with preference given to the largest unit staying in the lot, based on a 'last in, first out' preference as well as size needed for the waiting list.
- If these terms are not met by Lessee then the unit must be removed from the RV Park. OHHA has the right to remove your vehicle at your expense.

Occupants of the RV Park are responsible for following the directions of the RV Park Coordinator. Failure to comply with the RV Park Coordinator or violation of the qualifications stated above may result in removal of owner's unit from the RV Park (at the owner's expense) and forfeiture of any refund.

All RVs, boats, trailers, etc. may be stored at the owner's residence for 2 days immediately after leaving the RV Park and for 2 days before returning. A space holder may contact the RV Park Coordinator to request an exception for repairs or renovations.

- The OHHA assumes no liability for theft or for any damage resulting from any cause to units stored in the RV Park. Storage is at owner's risk
- Lessee agrees not to divulge the access code to the Storage Park.
- Lessee agrees not to sublet or otherwise assign or transfer this Lease Agreement.
- Lessee is responsible for keeping their space clean.
- An annual fee of \$6.30/ft. of unit length (\$8.40/ft. of unit length if space is wider than 10 feet), paid in advance, is required for use of the RV Park. Fees will be prorated for partial years. Prorated refunds must be greater than \$20 to be processed. Make checks payable to O.H.H.A. The annual fee is Due December 17th. Return payment and contract to the RV Lot Director.
- The code for the RV lot gate lock is changed February 1st of each calendar year. The new code is sent to the email listed on the lease on January 31st. The new code to the gate will not be sent if lessee fees have not been paid in full or if lessee's proof of current registration has not been received. OHHA has the right to remove lessee's unit from the lot, at lessee's expense, after this date, for non payment or not meeting the terms of this lease.
- Email and address changes must be sent in writing to the RV lot director from the name listed on the lease agreement.

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RV LOT LEASE AGREEMENT SPACE _____

Lessee: _____

Homeowner ____ Renter ____

Street Address: _____

Telephone #: _____

Email: _____

Vehicle Description: _____ Total Length: _____
(Make, Model)

License #: _____ Reg. Date: _____ Total Due: _____

I have read and agree to the terms and rules stated above which are a part of this agreement.

Lessee Signature _____ Date _____

Please verify information listed above. All vehicles in the lot must be listed. Keep a copy of this agreement for your records. Lease agreement is valid for one year only. A new lease agreement will need to be signed every year.

*** Attach copy of current registration ***