



The following are the established guidelines for the orderly storage and maintenance of the RV storage area:

1. **Proper paperwork must be filled out every time the unit is placed in storage or removed from property.** All rentals are on a monthly basis, presently \$40.00 per month, payable in advance and billed quarterly. A request for temporary storage is charged at the rate of \$2.00 per day.
Early-Bird Special - You may chose to pay for a full year of storage by January 31st of the present year to receive one month free. This would be a total of \$385.00 annually.
Failure to pay in a timely manner may affect your ability to make or keep reservations.
2. Units to be stored in RV storage are to be recreational trailers or vehicles manufactured specifically for this purpose. Homemade units or conversions are NOT permitted...i.e. converted buses. A limited number of boats are permitted as long as the boat and trailers are in operating condition and can be transported on a moment's notice.
3. All units in storage are to be maintained in tow-able condition at all times. This means tires should be aired up, the lights should operate, and as required the brakes in working order. Owners having units in storage that are not readily movable will receive a notice and will be given a reasonable amount of time to remove their unit from storage, make necessary repairs, or contract for said repairs to be completed within thirty (30) days from the date the notice is mailed.
4. Items in storage not brought into compliance will incur double the rental rate one (1) month after the notice, if they remain in the derelict condition. The Board of Directors and management reserve the right to remove and place elsewhere in alternative holding areas, any unit not in compliance with the policy and procedures. In the case of the Executive ownerships, when the owner is not charged for camper storage, the ownership will receive a \$35.00 per month penalty until necessary repairs are made or required compliance is obtained. If after three (3) months the unit is still not repaired; the ownership will be charged the average of customary commercial storage rates of the like kind, per month until the unit is removed from the storage lot. The violation; if flagrant will result in loss of storage privileges as set by the Board of Directors.
5. The Board of Directors, the Resort Manager and Staff may spot RV units in the storage area as necessary to provide the maximum utilization of the storage area and to alleviate disruption of orderly operation. Units when in storage are parked for operations efficiency and thus it is not guaranteed that it will be accessible at all times. If an owner requests their unit to be moved to gain access to their interior, it will be considered a spot on and off. The charges will be half (½) of the amount of a spot on and off, presently \$10.00.

6. Any camper, RV, boat or unit parked in the storage lot for a period in excess of one (1) year without being placed on a site or removed from the Resort for a period of ten (10) days or more, will be declared a derelict unit regardless of operating condition. The owner will thus be required to find long term storage elsewhere.
7. The stated purpose of the camper storage area is and will remain a storage place for units used regularly for their designed recreational purpose either here on the Resort or off property.
8. Each owner may store one (1) item or unit in storage on a space available base. If it is deemed necessary, any owner with more than one (1) item in storage can and will be asked to remove additional items and reduce that number to one (1) unit. All items in storage; RVs, motor homes, boats and authorized items will pay the rate of presently \$35.00 per month. In the case of an Executive owner, any storage above and beyond one (1) unit will incur the same rate of presently \$35.00 per month, thus only one (1) unit will be allowed under free storage.
9. All owners are required to maintain adequate insurance as they deem necessary to protect their private property when in the storage lot or used on the Resort. Owners are to understand and agree as part of their storage agreement, that Lost Valley Lake Resort is not liable for any privately owned items under any circumstances while on the Resort by the owners own choice.
10. It is understood that any owner while engaged in the hook up, pulling, or parking of his or her unit, shall assume the risk and liability for any damages to other, their private property, or the Resort property while under their control and supervision.
11. The unit of any owner who is delinquent in the payment of storage or which has been determined to be delinquent for any other reasons set forth above will be subject to sale as an abandoned vehicle under the laws of the State of Missouri. A notice of the intent to sell the unit will be mailed to the last known address of the owner thirty (30) days prior to the sale of the unit as an abandoned unit. Failure of the owner to receive the mailing of the notice will not deprive the Resort of it's authority to sell the unit for reasons set forth above.

12/10/08