

Wayne Ranch Community Association 2020 RV Storage Rules and Rental Agreement

1. You must not have any open compliance violations and your assessments must be current before a lease agreement will be approved.
2. Homeowners must complete the entire agreement and return it along with photos of vehicle and provide copies of your registration and insurance.
3. If you are a leasing your home, your landlord must submit written authorization to Preferred Communities.
4. Lease agreements expire at the end of each calendar year.
5. The Board of Directors has discretion over the number of spaces each Resident may use in the RV Storage.

Internal Use:

_____ Assessments Current
Initial & Date

_____ Lease agreement complete with signatures and initials
Initial & Date

_____ Photos received
Initial & Date

_____ Registration and Insurance received
Initial & Date

_____ Authorization from owner (if leasing)
Initial & Date

_____ Entered information in Caliber
Initial & Date

_____ Scanned agreement and placed in Caliber
Initial & Date

Revised December 2019

Wayne Ranch Community Association RV Storage Rules and Rental Agreement

Definitions

- (a) "Authorized Vehicle/Trailer" shall mean and refer to a Recreational Vehicle ("R.V."), Boat, Trailer, Truck used for transporting 5th wheeler units, or passenger vehicle. "Authorized Vehicle/Trailer" shall not include any "Inoperable Vehicle" as defined by the Wayne Ranch Community Association Board of Directors.
- (b) "Inoperable Vehicle" shall mean and refer to any vehicle which is wrecked, burned, wholly or partially dismantled, or which lacks a wheel or wheels, or which is on blocks.

Rules and Regulations

1. Permission to store vehicle(s) in the RV Storage area is given by the Board and can be revoked at any time with a 14-day notice or end of payment period, whichever comes first.
2. The gate will be secured with a Bluetooth Padlock. In order to use the padlock, you must have a Bluetooth-enabled device and a valid email address for access. **Please make sure the gate is closed and secure upon leaving the RV Storage Area.**
3. Vehicles/vessels must not block the entry/exit gate.
4. No storing of hazardous materials in the RV Storage area.
5. No repairs, restorations, or any mechanical maintenance of any motorized vehicle, boat, trailer, or other vehicle or equipment shall be conducted within the RV Storage Area.
6. Use of the RV Storage Area is for the parking of authorized vehicles only.
7. No one shall race engines, honk horns, spin wheels, permit engines to idle excessively or otherwise create unnecessary noise with motor vehicles. All motor vehicles must have adequate muffler and exhaust systems. The arming and/or disarming of vehicle security alarms and other security devices shall not disturb Owners/Residents of the Project.
8. The Association may exercise its rights to tow improperly parked vehicles/trailers from the Association property in accordance with Arizona Law.
9. RV Storage Area users will be charged a fee as noted in the agreement (per Authorized Vehicle) unless your agreement is terminated. **Note:** Prepayments will not prevent the Association from terminating this agreement if Resident is not in compliance with the Rules and Regulations.
10. If no spaces are available, owners will be placed on a priority waiting list on a first come first serve basis. This list will be maintained by the Wayne Ranch Community Association Management Company.
11. All applicants for RV Storage Spaces must provide proof of current residency in Wayne Ranch Community Association.

12. All allocated spaces in the RV Storage Area shall be required to execute a Monthly Use/License Agreement and a Vehicle/Trailer Registration Form.
13. The Association's RV Storage Area does not have 24-hour-a-day security guards patrolling the RV Storage Area. Therefore, owners, guests, tenants, and residents must act reasonably in protecting themselves against any criminal misconduct. The Association cannot and does not guarantee that these precautionary measures will deter or prevent criminal activity.
14. The Association is not responsible for any theft, damage or vandalism which may occur to any vehicle/trailer while parked in the RV Storage Area.
15. No person shall whether temporarily or permanently reside in any vehicle while it is parked in the RV Storage Area.
16. No littering shall occur in the RV Storage Area. All trash must be place in designated waste containers.
17. No loud noise creating a nuisance shall be allowed.
18. Each Authorized Vehicle/vessel will be issued a parking sticker for the current year that must be displayed visibly on the rear of the vehicle.
19. Residents may only store Authorized Vehicles for guests that are temporarily visiting.
20. Vehicle/vessel owner releases Wayne Ranch Community Association from any and all liability for damage to or theft of property. **USE OF THE RV STORAGE AREA IS AT YOUR OWN RISK.**
21. Residents will report any violation(s) of these rules and any other concerns within the RV Storage area to the Management Company immediately.
22. Residents shall always maintain proper insurance coverage on any Authorized Vehicle(s) stored in the RV Storage Area.
23. Wayne Ranch Community Association will send the owner of a vehicle/vessel that is in violation of these rules an official notification of such violation. Such notification will be sent to owner's address of record that has been provided to the Association. The owner will be provided a 15-day grace period to cure such violation without penalty. If the violation is not remedied within 15 days of the Association sending such notification, the Association may levy monetary penalties against the owner following the fine process provided by Association Fine Policy and Arizona Revised Statutes. At any time after 15 days following the initial notification of violation of these parking and storage rules, the Association may, at its sole discretion, elect to have the vehicle/vessel removed and impounded. If an owner's vehicle/vessel is to be removed and impounded, the Association will send to the owner's address of record that has been provided to the Association, a notification of the date that the removal will take place. The Association will send to the owner notification of the intended removal no less than 15 days prior to the intended removal.

Wayne Ranch Community Association
PO Box 5720
Mesa, AZ 85211-5720

STORAGE RENTAL AGREEMENT

Date: _____, 20 ____.

This Storage Rental Agreement (this "Agreement") is made between the parties identified below as "Lessor" and "Lessee" (which terms are used without reference to number). Lessor and Lessee agree to all of the terms and conditions of this Agreement. Lessee acknowledges that it has read and approved this Agreement and that it has received a copy of this Agreement.

THIS AGREEMENT EXTENDS TO BOTH SIDES OF THIS PAPER

LESSEE:

LESSOR:

WAYNE RANCH COMMUNITY
ASSOCIATION

(Print Name)

An Arizona non-profit corporation

(Signature)

By: _____
Authorized Representative

(Print Name)

(Signature)

Address: _____

Address: Wayne Ranch Community Association
PO Box 5720
Mesa, AZ 85211-5720
(480) 649-2017

Telephone: (____) _____

1.LEASE PREMISES. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, on all the terms and conditions of this Agreement, storage space (hereinafter called the "premises") within the vehicle storage facility located at Wayne Ranch Community Association, San Tan Valley, Arizona 85140.

2.USE. Lessee shall use the premises solely for storage of the following:

Recreational vehicle (and related personal property contained therein):

VEHICLE TYPE: _____ YEAR AND MAKE _____

LICENSE: STATE: _____ NUMBER: _____ COLOR: _____

LENGTH: _____

3.TERM. The term of this Agreement shall be one (1) calendar year, commencing _____, 20____, and ending December 31, 2020, subject to further provisions hereof regarding renewal and termination. This Agreement shall AUTOMATICALLY TERMINATE at the end of the one-year term if Lessee does not renew it. The Lessee MAY RENEW this Agreement ONLY by paying the monthly rental fee for the following month by the 1st day of the month. At the end of the expiring one-year term, a newly completed Agreement must be signed. Lessor may TERMINATE this Agreement with or without cause at any time, in either case by giving Lessee written notice not less than 10 days prior to the effective date of termination and by refunding any unearned rental fees.

4.RENT. Rent for the above-stated term shall be a total of \$10 per month payable on the first day of each month. Except as provided in paragraph 3, RENT PAYMENTS ARE NOT REFUNDABLE. If this Agreement is renewed as provided in paragraph 3, the rent, which shall be paid by Lessee for the next one-year term, shall be at the rental rate then being offered by Lessor for similar storage space at the same location.

LESSOR IS NOT REQUIRED TO SEND OUT BILLING STATEMENTS OR REMINDERS. LESSEE REMAINS OBLIGATED TO PAY ALL RENT AND OTHER AMOUNTS REQUIRED BY THIS AGREEMENT REGARDLESS OF WHETHER LESSOR SENDS, OR LESSEE RECEIVES, ANY SUCH BILLINGS, STATEMENTS OR REMINDERS.

In the event any rent payment or other amount required to be paid by Lessee is not paid within 15 days after it is due, Lessee shall pay, a late charge of \$15.00 to defray clerical and administrative expenses which ordinarily result from such delinquencies. Notwithstanding the foregoing, Lessor may terminate this Agreement at any time when Lessee is in default of rent or other amounts hereunder.

5.LIEN. THIS AGREEMENT IS NOT A BAILMENT BUT IS AN AGREEMENT AS TO THE USE OF STORAGE SPACE ONLY. LESSEE AGREES THAT LESSOR SHALL HAVE A LIEN AGAINST ALL PROPERTY STORED IN THE PREMISES AS OF THE DATE THE RENT IS UNPAID AND DUE TO SECURE PAYMENT OF RENT AND OTHER AMOUNTS HEREUNDER. SUCH LIEN ALLOWS THE LESSOR TO SELL THE STORED PROPERTY PROVIDED THERE IS NOTICE TO THE OWNERS THEREOF AND LESSOR OTHERWISE COMPLIES WITH APPLICABLE LAW. ENFORCEMENT OF SAID LIEN DOES NOT CONSTITUTE AN ELECTION OF REMEDIES AND LESSOR MAY, AFTER SALE, PURSUE LESSEE FOR DELINQUENT RENT, DAMAGES, ATTORNEY'S FEES AND ALL OTHER DAMAGES NOT SATISFIED BY THE PROCEEDS OF ANY SALE OF LESSEE'S STORED PROPERTY.

Lessee further agrees to disclose the following to Lessor: (1) Any lien holders or secured parties who have an interest in property that is or will be stored on the premises and (2) whether any protected property is or will be stored on the premises.

6.NOTICE. Any notices required or permitted hereunder shall be in writing and shall be given either by personal delivery or by U.S. mail, postage prepaid, addressed to the party to receive such notice at the address set forth herein for such party, provided, however, that a party may change its address for purposes of notice by giving the other party written notice of such change. Notice shall be deemed given and effective upon delivery, or upon deposit in the mail (as evidenced by the postmark), if mailed.

7.RULES AND REGULATIONS. Lessee agrees to comply with the rules and regulations of Lessor, a copy of which has been provided to Lessee, and further agrees the Lessor shall have the continuing right to amend such rules and regulations from time to time as Lessor in its sole discretion shall deem proper, and Lessee agrees to comply with such amendments within a reasonable time following notification of such amendments. Lessor acknowledges that Lessee has read the rules and regulation provided to Lessee. Lessee acknowledges that any breach by guests, invitees or affiliates of Lessee of the rules and regulations of Lessor shall be the responsibility of Lessee.

8.ASSIGNMENT. Lessee shall not assign, transfer or lease the premises or any portion thereof, or this Agreement.

9.WASTE: QUIET CONDUCT: MAINTENANCE. Lessee shall not make or permit any alterations of the premises. Lessee shall not commit, or suffer to be committed, any waste upon the premises or on or in any building or property adjacent to the premises, nor shall Lessee use the premises for any business use or purpose, or in any manner deemed by Lessor to be disreputable or hazardous. Lessee shall take good care of the premises and make all the repairs necessitated or occasioned by the act or neglect of Lessee or any agent of Lessee or other person for whose act Lessee is responsible.

10.DANGEROUS MATERIAL: COMPLIANCE WITH LAW. The storage of welding or flammable, explosive or other inherently dangerous material or equipment is prohibited. Fuel driven equipment may be stored only if the fuel tanks are closed at all times. Lessee shall not store on the premises any items, or commit, or permit to committed, any act on or around the premises, which shall be in violation of any order or requirement imposed by any board of health, sanitary department, police department or other government agency or in violation of any other legal requirements, or do any act or cause to be done any act which creates or may create a nuisance.

11.LESSOR'S RIGHT OF RE-ENTRY. In the event of any default by Lessee hereunder, or if Lessee shall abandon the premises, Lessor may re-enter the premises to remove all property there from, in which event this Agreement shall terminate, without prejudice to Lessor's tight to recover rents due and unpaid through the date of such re-entry, damages in respect of any default under this Agreement and such other amounts as may be recoverable pursuant to law, or Lessor may enforce all of its right and remedies under this Agreement. Lessee agrees that Lessor and Lessor's agents and other representatives shall have the right to enter into and upon the premises, or any part thereof, at all reasonable hours for the purpose of examining the same or making such repairs or alterations therein as may be necessary.

12.ABANDONMENT OF LESSEE PROPERTY. Any property, which shall remain on the premises after the expiration or termination of this Agreement, shall be deemed to have been abandoned and either may be retained by Lessor as its property or disposed of in such manner as Lessor may see fit. If such property or any part thereof shall be sold, Lessor may receive and retain the proceeds of such sale and apply the same, at its option, against the expense of the sale, the cost of moving and storage, and any unpaid rents or other charges payable hereunder and any damages to which Lessor may be entitled.

13.RECOVERY OF ATTORNEYS' FEES AND COSTS. In the event any action is instituted by Lessor to enforce any provision hereof, to recover any rents due or to recover possession of the premises for any default or breach of this Agreement by Lessee, Lessee shall pay Lessor's reasonable attorney's fees, costs and expenses.

14.SUCCESSORS. All provisions hereby shall apply to the heirs, executors, representatives and successors of the Lessee (subject to paragraph 8).

15.NON-LIABILITY OF LESSOR FOR DAMAGES: INSURANCE OBLIGATION OF LESSEE. This Agreement is made on the express condition that Lessor is to be free from all liability and claim for damages by reason of injury of any kind to any person, including Lessee, or property of any kind whatsoever and to whomsoever belonging, including Lessee, from any cause or causes whatsoever while in, upon, or in any way connected with the premises during the term of this Agreement or any renewal hereof, except injuries caused by the gross negligence or recklessness of Lessor or Lessor's agents, and Lessee hereby agrees to indemnify and hold harmless Lessor from and against any liability, loss, cost (including, without limitation, attorneys' fees) or obligation on account of or arising out of any such injuries or losses. **Lessee shall maintain fire, extended coverage and comprehensive liability insurance, covering the full insurable value of all goods or other property stored on the premises (less normal deductibles) in value and any damages of any nature (i.e., fire, theft or damage)(less normal deductible) and containing a waiver of any subrogation tights of the insurer against Lessor.**

16. MISCELLANEOUS. If Lessee consists of more than one person, obligations hereunder shall be joint and several as to the parties comprising Lessee, and if the parties comprising Lessee are married to one another, obligations hereunder shall also be obligations of the marital community. Interpretation and enforcement of this Agreement shall be governed by Arizona law.

Additional Authorized Vehicles. The rent is \$10 per authorized vehicle per month, based on availability of space in the Storage Lot.

Recreational vehicle (and related personal property contained therein):

VEHICLE TYPE: _____ YEAR AND MAKE _____
LICENSE: STATE: _____ NUMBER: _____ COLOR: _____
LENGTH: _____

Recreational vehicle (and related personal property contained therein):

VEHICLE TYPE: _____ YEAR AND MAKE _____
LICENSE: STATE: _____ NUMBER: _____ COLOR: _____
LENGTH: _____

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VEHICLE TYPE: _____ YEAR AND MAKE _____
LICENSE: STATE: _____ NUMBER: _____ COLOR: _____
LENGTH: _____