

RV, BOAT & TRAILER STORAGE RULES AND REGULATIONS

The following Rules and Regulations ("Rules and Regulations") apply to Lessee's use of and activities within the Leased Space and related premises. In the event of any conflict between these Rules and Regulations and the Lease Agreement executed by and between the Lessor and the Lessee, the terms of the Lease Agreement shall control. Lessor may change these Rules at any time by posting 30 days advance notice of the change on <https://www.ontopoftheworldinfo.com>. Lessee is encouraged to view this website often.

1. Operating Hours/No Overnight Use. Lessee shall have access to the Leased Space during normal operating hours for the sole purpose of dropping off or picking up their stored property. Lessee shall not spend the night in any vehicle, boat or trailer stored on Premises, or permit any guests and/or invitees to spend the night in any vehicle, boat or trailer stored on Premises. **NO OVERNIGHT HABITATION OF A VEHICLE OF ANY KIND IS PERMITTED.** Lessee acknowledges that the Leased Space and related premises is a drop-off and pick-up storage facility. Lessee shall use best efforts to limit Lessee's time spent on the premises and Leased Space in preparation of using a vehicle stored on the premises. All preparation activities shall be conducted within the Leased Space.

2. Current Registration/Proof of Insurance. Every vehicle, vessel or trailer that will be stored on the Leased Space must have current registration and proof of insurance on file with the Lessor. Lessee shall provide Lessor with updated documents within 5 business days of any change to registration or insurance, and within 5 business days of any renewal thereof.

3. Only Working Vehicles. Only vehicles, boats and trailers in good working order are permitted to be stored on the Premises. Lessee shall be responsible for ensuring that the vehicle is in good working order, which shall include, but is not limited to, ensuring that any and all tires are inflated and that any battery or batteries have an adequate charge.

4. Vehicle, Utility Trailer and Boat Storage Only. Lessee shall use the Premises only for the storage of Recreational Vehicles (RVs), Camping Trailers, Trailers, Boats and Boat Trailers. **No** storage sheds or structures may be placed within the Leased Space or anywhere else on the related premises.

5. Drip Pans/ Oil/ Old Batteries/ Stabilizers/ Jacks. Lessee shall place drip pans or similar devices beneath all oil pans and gas tanks of vehicles and boats stored in the Storage Area to prevent contamination of the soil and/or damage to the surface beneath the vehicles and boats. No motor oil, hydraulic or other fluids shall be drained from Lessee's vehicle or boat within the Leased Space. Old batteries must be disposed of off-site by Lessee at proper disposal sites in accordance with applicable law. To prevent damage to asphalt, Lessee shall place rigid materials, such as plywood, under stabilizers and jacks. Lessee is responsible for any and all resulting damage to the asphalt.

6. Human Waste Disposal. Disposal of human or animal waste or draining of septic tanks on the Leased Space or related premises is prohibited unless utilizing a designated wash out area designed to unload stored waste. The area shall be used pursuant to the rules and regulations posted at such location or provided to Lessee. Lessor retains the right to charge for the use of such facilities and has no obligation to provide such services. Lessee acknowledges that any such cleanout sites that may be available may be out of service for a period of time and that Lessee may have to dispose of such waste offsite.

7. No Discharge from Water Tanks / Drain Lines. Draining of water storage or other tanks is prohibited except for at the designated clean out area.

8. Utility Hookups. Electric power is for general maintenance purposes only. All power/extensions cords are to be disconnected and stored back in Vehicle, RV, Boat, or Trailer by dusk. Lessor reserves the right to disconnect any power cords considered to be unsafe or have external defects such as: deformities, missing pins, insulation damage or indications of possible internal damage. Further, Lessor reserves the right to unplug any power cords that the Lessor determines, in its sole discretion, to be unattended, and Lessee agrees to hold Lessor harmless for any resulting damages from making such a determination. Lessor is not responsible for loss of equipment or supplies due to interruption of power, for any reason, or the tripping of a circuit breaker. In the event of tripped circuit breaker, contact Resident Services (352-236-6869) immediately. Lessees are responsible for supplying their own electrical cord adaptors to enable connection to power provided. Battery charging may occur onsite as long as Lessee follows the restrictions imposed under Section 17 below. Lessor currently provides air fill, water and cleanout stations but Lessor is under no obligation to continue to provide such stations and Lessee acknowledges that these stations may be out of service from time to time.

9. Trash Removal. Lessee shall remove and properly dispose of trash from the Leased Space and any portion of the Premises affected by Lessee's activities before leaving the Premises.

10. Fuel Storage. Lessee shall not store any gasoline or other fuels on the Premises except for the fuel tank attached to the RV, boat, or other vehicle that may contain fuel that is appropriate for consumption by such vehicle. Further, fuel for a generator attached to the vehicle may be stored in the fuel tank of the generator, or in a propane tank that is connected to the generator. Lessee shall be responsible to ensure that propane tanks are not subject to excessive heat or stored in enclosed areas.

11. No Smoking. The Premises is a no smoking facility, and Lessee and Lessee's guests and invitees shall abide by such policy.

12. Pets. Pets must be kept on a leash, be under the Lessee's control at all times, and Lessee must clean up after their pets or the pets of any of Lessee's guests or invitees. The Premises are not to be used as a dog park. The Association Animal Rules shall apply at all times that Lessee or any of Lessee's guests or invitees has a pet on the premises.

13. Vehicle/Boat Covers. Fitted vehicle and boat covers are allowed. Any tarps or plastic covers that are used to cover any vehicle or boat must be securely fastened so that they do not fly off or flap against adjoining lessee's vehicles or boats during windy conditions. Lessee is responsible for any and all damage caused by such a cover. Any covers showing deterioration must be removed and disposed of by Lessee upon notice from Lessor.

14. No Maintenance or Repair Work. Lessee acknowledges that the Leased Space is leased to Lessee for storage of Lessee's RV or boat and is for storage purposes only. Lessee shall perform no maintenance or repair work on the Premises anywhere within the Storage Area unless it would be unreasonable for the maintenance or repair work to be conducted elsewhere, in which case a professional must be used to complete such repair and Lessee shall be responsible for any and all damages caused by such activity. For example, if a battery needs to be replaced, Lessee can replace the battery on site; provided, however, that Lessee shall be responsible for the proper disposal of the battery and shall be held liable for any damages Lessee causes to the Premises as a result thereof.

15. Cleaning & Washing of RVs and Boats. No cleaning or washing of vehicles or boats within the premises is allowed except at the designated clean out area(s).

16. No Drugs or Alcoholic Beverages. No person entering the Premises shall use, serve, distribute, or give any drugs or alcoholic beverages to anyone. Any person found under the influence of drugs or alcohol will be asked to leave immediately and may be subject to having their rights under the Lease Agreement terminated.

17. Generators, Stereos or Sound-Generating Devices. Lessee shall comply with all applicable laws, ordinances, rules and regulations respecting sound control and noise levels, and shall be responsible for controlling noise while on the Premises. Lessor reserves the right to require Lessee to remove or turn down the volume of any generators, stereos or other devices that generate noise deemed by Lessor to be excessively loud. Notwithstanding the preceding provisions of this Section 17, Lessee shall be permitted to run generators on the Premises for up to 30 minutes each month in order to charge the generators/batteries.

18. Nuisance. Lessee shall conduct all activities (and control the activities of its guests and invitees) while on the Leased Space and related premises in such a manner so that no public nuisance affecting persons or property on or in the vicinity of the Premises results from the activities of Lessee or any of Lessee's guests and invitees.

19. No Fires or Fire Pits. Lessee shall not and shall not permit any of Lessee's guests and invitees to light any fires or dig any fire pits for fires on the Premises.

20. No Fireworks. Lessee and Lessee's guests and invitees shall not bring, store, or light any fireworks within the Premises.

21. No Firearms or Weapons. No firearms, crossbows, or any other type of weapons are permitted to be used on site or stored within Lessee's vehicle or boat, the Leased Space, or on the related premises at any time. This restriction shall not apply to tools commonly used for camping and fishing, except that firearms and crossbows are never allowed on the premises.

22. Control of Guests and Invitees. Lessee shall control the activities of its guests and invitees at all times while on the Premises and shall be responsible for damages resulting from the actions of such guests and invitees.

23. Cooperation. Lessee shall cooperate with Lessor and any contractors or authorized personnel of Lessor working on the Leased Space and related premises and access roads.

24. Speed Limits. The speed limit in the premises is 5 mph, but this may be changed by Lessor by posting a sign in a conspicuous place on the Premises to notify those entering the premises of the applicable speed limit.

25. Security. Lessee is responsible for securing its vehicle, trailer, or boat with locks and security devices as necessary to protect it from theft or break-in. Lessor does not maintain a security patrol on site and does not guarantee the security of any property stored on the Premises. Lessor is not responsible for injury, damage, loss, or claims for damage to property stored at the Premises due to theft, fire or other natural hazard, or any other causes.

26. Premises Access. Each Lessee has been granted an ID that allows them to access the Premises for ingress and egress to the Leased Space. Lessee is not permitted to share their ID with any other individual.