

**HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL VEHICLE, WATERCRAFT AND COMMERCIAL VEHICLE FACILITY POLICIES  
AS AMENDED OCTOBER 24, 2017**

**Definitions**

- 1) “District” shall mean the Harbour Isles Community Development District.
- 2) **“Recreational Vehicle” or “RV”** – shall mean a motor home, camper and similar vehicles containing living space and used for transportation and overnight accommodation of persons, whether or not such vehicles are self-propelled or towed; all terrain vehicles and golf carts.
- 3) **“Watercraft”** – shall mean boats, rafts, floatation devices and personal watercraft whether self-propelled or not, on trailers or other conveyances capable of motion.
- 4) **“Commercial Vehicle”** – Shall mean any self-propelled vehicle capable of motion used for commercial purposes with a gross vehicle weight not exceeding 3.5 ton, including, but not limited to, standard capacity vans with company logos painted or affixed to the exterior. For purposes of this rule, the following shall not be considered commercial vehicles regardless of size: box trucks or vans (e.g. UPS trucks), cube trucks or vans, straight trucks or vans with cuboid –shaped cargo areas or vehicles transporting or storing any hazardous or flammable materials except for fuels and oils required for the operation of the vehicle. Exceptions to these rules must be approved by the District’s Board of Supervisors.
- 5) **“Facility”** - (RV/boat storage area) shall mean the tract of real property within the District which the District has designated as parking for RVs, Watercraft and Commercial Vehicles.

**Storage Space Agreement**

- 1) An agreement with the District (Exhibit A) must be executed for the use of the Facility.

**User Fee Structure**

- 1) The monthly user fee for a Patron of the District, to lease a storage space for a Recreational Vehicle (RV), Watercraft (Boat/Jet Ski) or approved Commercial Vehicle may be no more than a maximum of Seventy-Five Dollars (\$75.00) per month and no less than a minimum of Twenty-five Dollars (\$25.00) per month. Fees shall be set and subsequently may be adjusted within the maximum and minimum fee range established herein by resolution of the Board of Supervisors.
- 2) A signed Storage Space Agreement (“lease”) must be on file with the District (Exhibit C). The lease permits the Renter the use of one assigned, numbered space in the designated RV/boat storage area. Each space may contain only one vehicle or watercraft. The District

may provide spaces which allow for multiple or watercraft and may set a premium rate for such space be no more than a maximum of Seventy-Five Dollars (\$75.00) per month, but under no circumstances may the total length of items stored in the RV/Boat Storage Area exceed 90% of the length of the space assigned. Any Recreational Vehicle (RV), Watercraft (Boat/Jet Ski) or approved Commercial Vehicle stored must be properly licensed and insured and capable of motion. The first month's fee is due in full at lease signing. There will be a Ten Dollar (\$10.00) late payment per month for any portion of a fee not paid before the 10th of the month on which first due.

- 3) Users are required to provide a fifteen (15) day written notice prior to terminating their lease, otherwise, the monthly fee for the subsequent month will be assessed.
- 4) The Board of Supervisors has the right to terminate any Patron's lease early or require removal of the Patron's RV, Watercraft or Commercial Vehicle from the facility for violation of facility policies or upon Board action suspending a Patron's Common Property privileges.
- 5) The Board of Supervisors has the right to cancel the lease of any person who is no longer a Patron of the District or who relinquishes his/her rights as a beneficial user of the District's Common Property privileges.
- 6) The Patron's District-issued access card is required to enter the facility.

#### **Eligibility for and Allocation of Storage**

- 1) Only RV's, Watercrafts and Commercial Vehicles with current, government issued registrations and identification tags (if required by law) are allowed to be stored in the facility. Proof of current registration is required to lease a space, a copy of which will be retained at the Clubhouse office during the lease period.
- 2) Storage spaces are provided for lease on a first come, first served basis. In the event the facility is filled to capacity, a waiting list will be created and used to lease available spaces based on the date of each Patron's request to lease.
- 3) Patrons are limited to storing a total of only one (1) RV, Watercraft or Commercial Vehicle in their assigned standard storage space. The District may provide spaces which allow for multiple vehicles or watercraft and may set a premium rate for such space be no more than a maximum of Seventy-Five Dollars (\$75.00) per month, but under no circumstances may the total length of items stored in the RV/Boat Storage Area exceed 90% of the length of the space assigned. Use of a non-assigned space is prohibited.
- 4) Renters of property in the District may only lease a storage space if the owner of the leased property has designated the renter as the beneficial user of the District's Common Property privileges.
- 5) Only Patrons owning a RV, Watercraft or Commercial Vehicle at the time of lease request are eligible to lease a space.

### **General Facility Provisions**

- 1) This facility is for RVs and Watercraft (Boats/Jet Skis) only and Board-approved Commercial Vehicles.
- 2) Only the RV, Watercraft or Commercial Vehicle whose registration is on file at the Clubhouse is permitted in the storage space.
- 3) Except in case of emergencies, persons are not permitted to work on RVs or Watercraft within the storage facility at any time.
- 4) Persons are permitted to use covers on RVs, Watercraft and Commercial Vehicles within the storage facility.
- 5) All Watercraft must be on a tow trailer capable of motion while in the storage facility.
- 6) No electric or water service will be provided at the storage facility by the District.
- 7) The Harbour Isles Community Development District, the Board of Supervisors, and the Property Management Staff cannot guarantee security at the facility and do not accept responsibility for loss or damage due to theft, vandalism or any other cause. Persons using the RV/Boat Storage Area are responsible for tying down or otherwise securing their RVs, Watercraft and Commercial Vehicles and may be held responsible if their property damages the property of another person or the District. There will be NO security staff for the storage facility. The District strongly advises lessees to insure their stored property.
- 8) The Renter shall keep the space in good order and free of any debris and shall immediately notify the District of any defects or dangerous conditions at their space. The Renter shall surrender the space to the District at the termination of this Agreement in the same condition as when initially leased.
- 9) The Property Management Staff and District Employees are not on site to assist lessees.
- 10) Smoking and the use of alcohol are prohibited at the storage facility.
- 11) Lessees may not keep any of the following items in or on their RV, Watercraft or Commercial Vehicle while it is stored at the storage facility: flammables of any kind, drugs, hazardous items or waste, any living thing, and any item deemed inappropriate by the District Manager or Property Management.
- 12) Lessees may be held liable if their property damages property of the District or that of another lessee.