

The HIGHLANDS Inc.

332 W. Matterhorn Street
Oro Valley, AZ 85737-9739

Phone/Fax: (520) 297-2722

Email: highlands332@gmail.com

Website: www.thehighlandsmhp.com

RV/Storage Area Registration Form

2021

Owner/Resident Name(s): _____

Winter Address: _____

Summer Address: _____

Telephone: _____ Email: _____

Description of Item Being Stored

Year: _____ Make: _____ Model: _____

License Plate #/State: _____ Boat Registration #/State: _____

General description of stored item (i.e. car, RV, trailer, color, size, etc.):

Expected Start Date of Storage: _____ End Date: _____

Assigned Space No.: _____

The Highlands Mobile Home Estates and/or The Highlands, Inc. is not responsible for any loss or damage to property kept in the RV/storage area, nor to owners, resident(s) or guest, including accident or injury to any person, valuables, unit, vandalism, storm damage, flood, theft, fire, wind, or other unforeseen event(s).

The registered person, named above, agrees to have read the above disclaimer and indicates their understanding by signing below.

Signature: _____ Date: _____

OFFICE USE ONLY

Initial storage payment fee of \$ _____ received on: ____/____/____, by
_____ (initials); check/receipt # _____.

POLICIES FOR RV/STORAGE AREA

1. All boats, boat trailers, travel trailers, motor homes, utility trailers, recreational vehicles (RV), pickup campers/toppers or similar units must be stored in the RV/storage area or off site. All on-site vehicles must have license plates and tags.
2. No vehicle may be parked on the street overnight except an RV or moving truck that is owned/rented by a Highlands member. Exceptions would be that the RV/moving truck is parked on street for no more than three days to allow the loading/unloading of owner's/resident's property prior to summer departure or winter return to The Highlands.
3. Any inoperable/disabled vehicles may be stored in the RV/Storage area for a maximum of six (6) months. If said vehicle is still inoperable after six months, it is the owner's responsibility of have the vehicle removed from the RV/Storage area. Vehicles that are deemed inoperable past the six-month period will be removed by The Highlands, Inc at the vehicle owner's expense, in accordance with Section 8 of the CC&R's.
4. No structures shall be erected in the RV/Storage area, except structures owned by The Highlands, Inc. or long-term leases approved by The Highlands, Inc. Any prior owner's/resident's property that is in the RV/ Storage area is to be removed upon transfer of ownership. Existing units may be sold or transferred only on condition if be moved from the RV/ Storage area.
5. All material stored in the RV area must be kept inside the resident's unit.
6. All residents using the RV area are responsible for the neat appearance of their assigned area. In the event of failure to do so, The Highlands, Inc., may implement provisions of Section 14 of the CC & R's.
7. RV storage spaces are available to the Highlands' owners or residents only. A registration form must be completed in its entirety prior to receiving a reserved space and have their unit(s) available for immediate placement when an available space is offered to them. If both requirements are not met, their name will be put on/stay on the wait list for future consideration. The registration forms are in The Highlands office. A maintenance fee of \$10 per month for \$120.00 per year is assessed and must be paid in advance. Effective January 1, 2023, fees are as follows: \$15 per month for units 15'-24' long (\$180 per year); \$20 per month for units 21'-50' long (\$240 per year); \$25 per month for units 51' and over (\$300 per year). These fees must be paid in advance. Payments cannot extend beyond a single calendar year. A yearly payment guarantees the space for one year. If payment is not made, the space is then available to others who may want it. The space

assessment is for parking and storage purposes only, no overnight occupancy is permitted.

8. Effective January 1, 2021, only one (1) storage space per home site owner/resident will be permitted. Sub leasing or sub-letting is not permitted and is explained as follows: if a resident RV space renter has no unit of their own on their assigned space, they cannot let another person use their space. This is to prevent circumventing the 1-space-per-home policy, and to prevent use by non-residents. (That restriction does not apply to visitors to The Highlands during their visit.) Sharing is permitted and is explained as follows: if a resident RV space renter has a unit of their own on their assigned space, space permitting, they can share a lot with another resident. Storage fee is the responsibility of the renter of record.

9. The Highlands has spaces for guest with RV's and they may park in the guest area no more than seven (7) days. Arrangements must be made with the Office in advance, and a parking space will be assigned to them. This policy may be waived if there is no demand or waiting list for guest spaces. There is a per night charge and only electric hookup is available. The current nightly charge is available in the office.

10. The Highlands, Inc. will not be responsible for any loss, damage, storm damage, flood, theft, fire, wind, accident, or injury to any person, valuable, unit in The Highlands area of either guest or resident.

I have read and agree to adhere to the RV Storage area policies, as stated above, as well as received a copy of the same for my records.

Name

Address

Signature

Date