

**Hidden Wood West Condo Association  
Rules and Recommendations  
Section 2, Part B  
Overflow Parking, RV and Vehicle Storage  
Revised 2018**

**Community Goal**

Having an RV lot, additional parking and storage space for vehicles are considered amenities that enhance property value. It is important that these areas be monitored and well maintained.

**Liability**

The Association is not responsible for any damage to vehicles parked in the RV lot or fenced area nor are they responsible for any theft that occurs.

It is the responsibility of residents to notify the board and / or the community management company before occupying one of the stalls or spaces.

**Rights of Residents**

1. All residents owning or renting a unit in Hidden Wood West are entitled to the use of one marked stall in the RV lot and one space in the fenced tennis court area.
2. RVs and trailers that need electrical hookups have priority to occupy the stalls that have power outlets.
3. Owners that do not reside on the property may not use the lot for storage, unless space is available.
4. Family members or friends of residents, who do not reside at Hidden Wood, are not eligible to use these spaces for storage.

**Types of vehicles that may be parked or stored in the RV lot and fenced area**

RVs, trucks, cars, boats on trailers, motorcycles, recreational and utility trailers may be parked inside the fenced area or in the assigned RV parking lot stalls. All vehicles must be mobile in case they must be moved to allow for surface repair or in case of an emergency.

**Proof of ownership/Insurance**

Each resident must be able to show proof of ownership and insurance for the each vehicle. Vehicles must be currently licensed.

## **Parking for Visitors**

Resident's guests may use the lot for up to 30 days, if space is available. It is up to the resident to contact the board in writing to notify them that their guests will be using a space and provide the necessary information. This time limit may be extended with board approval.

## **User Fee**

No fee is currently charged for parking vehicles or for visitors using the lot. The board reserves the right to initiate a monthly or daily fee. The fee for those using the electrical outlets may vary depending on usage.

## **Removal of Vehicle**

The Association has the right to remove a vehicle from the lot after giving a 10 day notice to the owner if any vehicle is leaking fluid, presenting a safety concern or is considered to be abandoned or inoperable. It is advisable for owners to leave a key with a family member or neighbor in case the vehicle must be moved when the owner is unavailable.

## **Security**

The fenced lot and RV area will be secured with a chain and locks. Residents using the area for storage will be given the combination for the locks. All vehicles must be locked, chained, alarmed or secured in some manner to discourage theft.

## **Extra Event Parking**

These two areas can be made available for additional parking for large event parking, when space is available.

## **Rule History**

Date first Adopted: September 28, 2009

Modifications made in 2011 and 2012

2015 The rules committee made recommended changes.

A draft was shared at the February 2015 monthly board/general meeting.

Copies were mailed with the Annual meeting packet in September 2015.

Approved by the board, the revisions went into effect 30 days after that date.

The rules were reviewed in 2018 at monthly meetings and approved at the 2018 Annual Meeting and became effective 30 days after.