

HERITAGE VILLAGE  
RECREATIONAL VEHICLE PARKING POLICY

Approved on 03/15/2017

**1. Policy**

- a. Recreational Vehicle (RV) parking space is provided for residents of Heritage Village only. All parking spaces will be numbered and assigned. All vehicles will be numbered and assigned. Assignment will be made according to established criteria set forth herein. Vehicles not properly parked or parked in violation of established rules may be towed at the owner's expense.

**2. Parking Space Identification**

- a. There are three RV parking areas in Heritage Village, varying in shape and size. Vehicles may be assigned to any one of the areas or reassigned. The Board as needed may designate additional parking areas.
- b. Each parking area will be identified with appropriate signs.
- c. Parking spaces will be identified according to size of vehicle they can contain, generally; large, medium and small. Yellow/white lines will mark off parking spaces.
- d. Each parking space will be numbered.

**3. Eligible Vehicles**

- a. A Recreational Vehicle (RV) is defined as:
  - 1) A vehicle originally designed for or permanently altered and equipped for human habitation or to which a camper has been permanently attached.
  - 2) A vehicle such as a boat trailer or unattached camper used primarily for recreational purposes.
  - 3) Other vehicles, as space permits, included in this definition are motorcycle trailers, horse trailers, and utility trailers.
- b. The following vehicles are not eligible for RV parking or placement on the RV parking waiting list:
  - 1) Cars and station wagons.
  - 2) Non-RV trucks.
  - 3) Motorcycles, unless on a trailer.
  - 4) Boats, unless on a trailer or wheels.
  - 5) Unattached shells/caps, unless on wheels.
  - 6) Any vehicle in an obvious state of disrepair and not roadworthy or not displaying a current/valid state vehicle license.
  - 7) Any vehicle that is not registered to a current HVMCA resident.

**4. Assignment Criteria**

- a. Assignment will be made based on the following criteria which are listed in order of decreasing precedence:

- 1) A residence that has no assigned space will be given priority over a residence that has one or more assigned spaces already.
  - 2) A vehicle will be prioritized according to its category as described in Section 3.a above. That is, a vehicle described in item 3.a.1 will be given priority over one described in item 3.a.2, etc.
  - 3) A vehicle that has waited longer for a space assignment will be given priority over a vehicle that has not waited as long.
- b. Further Conditions on Assignment
- 1) Once assigned to a spot, any vehicle may be reassigned to another suitable spot in order to maximize or optimize RV spot usage. Reassignments will be made at the discretion of the Heritage Village RV Committee.
  - 2) Each vehicle must be inspected by a Heritage Village RV Committee representative within thirty days after a space is assigned to it. The vehicle's owner must present the vehicle for inspection in the assigned space so the inspector can verify the vehicle's existence, condition, and suitability for the assigned space. The vehicle's owner is responsible to coordinate the date and time of this inspection with the Heritage Village RV Committee.
  - 3) *Space is assigned to the resident. Should the resident purchase a replacement RV use of the same space is to be used to store the new vehicle provided:*
    - a) Replacement RV, or proof of ownership, must be on hand for verification by the HVMCA office within 30 days of selling/relinquishing originally registered RV.
    - b) *Resident complies with all requirements in this policy including payment for new identification sticker, HVMCA vehicle inspection, providing copies of registration and maintaining current registration AND*
    - c) *Replacement vehicle will fit appropriately in current assigned space. If new vehicle does not fit in assigned space Committee will work with existing assigned spaces to determine if "trading" assigned spaces will resolve issue. However, HVMCA does not guarantee a larger space will be available and resident may have to be posted on the Wait List for new, larger space for replacement vehicle AND*
    - d) *If replacement vehicle is listed as lower priority, as per this RV Policy, and there are higher priority vehicles on the wait list, resident forfeits existing assigned space to allow resident on Wait List with higher priority vehicle.*

## **5. Vehicle Identification**

- a. All vehicles will be registered with the clubhouse and will be issued and must display a Heritage Village decal at all times. Vehicles not displaying a decal will be subject to towing at the owners expense.

## **6. RV Parking Control**

- a. The Heritage Village RV Committee will administer this policy on behalf of the Board of Directors. In this capacity, it will:
  - 1) Assign and reassign spaces
  - 2) Authorize the Heritage Village Office Manager to verify residence and ownership, issue decals, collect the fees therefore, and provide a copy of this policy document to each such

decal recipient. (Note: The decal recipient will be required to sign that he or she has read, understands, and agrees to the terms and conditions put forth in this policy.)

- 3) Control access to the RV parking lots.
- 4) Administer this policy.
- b. The Heritage Village Office Manager will have responsibility for:
  - 1) Collecting administration fees.
  - 2) Arranging for removal of improperly parked vehicles.
  - 3) Verifying residence and ownership.
  - 4) Issuing decals.
  - 5) Providing copies of this policy to decal recipients.
  - 6) Obtaining decal recipients' signatures to indicate that they read, understood, and agree to the terms and conditions put forth in this policy.

## **7. Vehicle Removal**

- a. Vehicles will be removed from the RV parking areas, at the owners expense whenever:
  - 1) Not properly parked
  - 2) Not parked in the assigned space.
  - 3) Not displaying a valid Heritage Village RV decal.
  - 4) Not displaying a current/valid state vehicle registration.
  - 5) Notified by the Heritage Village RV Committee, in writing, that their assigned parking has been reassigned, provided that ten (10) days have been provided to allow for relocation of the vehicle.

## **8. Fees**

- a. The Heritage Village RV Committee, acting on behalf of the Board of Directors, may assess fees as approved by the HVMCA Board necessary to administer this policy.
- b. Fees are set as follows:
  - 1) Issuance of decals - \$5.00 per set of two decals

## **9. Liability**

- a. The Heritage Village Master Community Association disclaims any and all responsibility for damage or loss to any vehicle parked in the Recreational Vehicle Parking areas. Each resident is responsible for his/her own insurance and any and all damages, which might be sustained while parked on Heritage Village property.

## **10. Revocation of Privileges**

- a. A vehicle's parking privilege may be revoked and its space reassigned in any of the following situations:
  - 1) The vehicle's owner no longer resides in Heritage Village.
  - 2) The vehicle is sold or transferred to a party who does not reside in the original applying residence.
  - 3) The space assigned to the vehicle is suitable for another vehicle on the waiting list and:
    - a) The vehicle is parked in its assigned space fewer than thirty days in a six-month

period, or

- b) The vehicle is assigned to one of two or more spaces that are assigned to the same residence.
- 4) The vehicle is in the category described in section 3.a.3 above and its space is suitable for another vehicle on the waiting list in the categories described in sections 3.a.1 or 3.a.2 above.
- 5) The vehicle is not presented for inspection by the Heritage Village RV Committee within thirty days after space assignment as described in section 4.b.2 above.
- 6) *See Section 4.b.3.*