

TRAILER ESTATES PARK & RECREATION DISTRICT RECREATIONAL VEHICLE, BOAT & TRAILER STORAGE SPACE LEASE

PP 27

RULES/LEASE

1. Storage spaces will be rented to Trailer Estates property owners only. Lessee must provide a current address, phone number and a current vehicle and/or boat registration on file (*golf carts excluded*) at the T.E. office at all times.
2. Storage in spaces shall be limited to boat on trailer, boat trailer, motor home, travel trailer, vehicle towing trailer, utility trailer stored, ~~or carser~~, trucks, *or golf carts*.
3. One space may be rented by a property owner. (Present multiple lot renters are "grandfathered in"). When available, a second storage space may be rented on an annual basis in which full payment is due at time of lease. For the second storage space, a 30-day notice of cancellation can be given by either party and the lessee will receive a prorated refund of rent already paid for any unused full months left on the lease.
4. Sheds or other buildings are not permitted on storage spaces. Sheds, in place at the time this rule was added, must be removed when lot is vacated by current lessee or when ordered removed by board action.
5. All spaces must be rented through the Trailer Estates office.
6. Spaces may not be loaned or sublet. All registration numbers on boats and license plates on trailers and motor homes must match documents on file at the Trailer Estates office for that leased lot number. Vehicles, boats, etc., not owned by Lessee will be removed at the owner's expense. Violators of any lease provisions will be given a 30-day notice to remedy. If not corrected within 30 days, violators will lose their space rental and will not receive a refund of any rent paid.
7. A storage space lease application must be completed and signed upon the acceptance of an offer of a storage space.
8. One year's rent will be paid in advance from the first of the month in which the space is rented.
9. Rents remaining unpaid for fifteen (15) days beyond the expiration date of any rental term shall incur a late charge of 10 percent (10%) of the annual lot rental. After 30 days, the stored unit will be removed at the owner's expense.
10. Spaces will be assigned on a "first come, first served" basis from the waiting list maintained at the park office.
11. When a space is offered to someone on the waiting list, he or she will be given two full working days, after the day of offer, in which to accept or reject the offer. If the offer is accepted, the written lease application must be submitted and a year's lot rental, from the beginning of the month of Trailer Estates offer, must be paid at the Trailer Estates office within that two days. Trailer Estates will then give the applicant one month to present documentation of the required current licensing of vehicles and registration of boats to be parked or stored. In the intervening time, no item may be stored on the lot. If applicant is unable to present the required documentation within that one month grace period, Trailer Estates will prorate and refund any lot rental fee for the months remaining after the month in which applicant notifies Trailer Estates of this inability to meet all lease requirements. If a person on the waiting list rejects the offer in writing within the above two full working days, that person will remain at the top of the waiting list. A person not responding in writing by the deadline will be removed from the waiting list. Faxes, e-mails, and bank transfers or wires will be accepted. Trailer Estates make a good faith effort to contact the person at the top of the waiting list using the phone numbers provided on the list. If that person cannot be reached, he or she will retain that position on the waiting list, but the next person will be offered the available space.
12. Since the storage areas are rented from the County on a five-year lease with a four-month cancellation clause, the spaces will be subject to the same clause. Lessee may terminate his or her lease at any time and will receive a prorated refund of rent already paid for any unused full months left on the lease.
13. Trailer Estates Park & Recreation District shall not be financially responsible for any injuries to Lessee or their agents or for damages or theft of stored property.

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MAP 102004B22

- 14. Nothing may be stored or left lying on the ground. Lessee shall keep the rented space clear of debris and free of safety hazards. Blocks needed for stored boats must be neatly stacked along fence when not in use.
- 15. Lot space widths are marked with yellow strips on the fence at the back of each lot or are painted on the pavement. Vehicles, boats, etc. must be aligned so as not to encroach upon adjacent spaces, must be situated starting at the back of the lot, must be centered between markers, and must not extend beyond the length of the space rented. Space markers and lot numbers must not be moved.
- 16. No boat trailer, motor home, travel trailer, utility trailer, or other vehicle (*except golf carts*) shall be permitted in the storage lot without a current license plate (pursuant to Florida Law 703.2.22.1). Boats must display a current year registration sticker.
- 17. Before a new lease may be approved or an existing lease be approved for renewal, vehicles loaded with items proposed for storage shall be presented to the Trailer Estates office for measurement. If it is determined that the equipment proposed for storage will not fit, and cannot be adjusted to fit, within the lot space offered or applied for, the requested lease or lease renewal will not be approved. If at any time a lessee desires a larger lot than is currently leased, one may place his or her name at the bottom of the waiting list for another lot.
- 18. Storage space rents: see current rental sheet at office.
- 19. Storage spaces ~~are to~~ *may* be assigned as follows:

204 through 211	Boats & Boat Trailers
213 through 221	Large motorhome
222 through 231	Motorhome, Travel Trailers
232 through 238	Boats & Boat Trailers (<u>THESE SPACES NEED TO BE 16' OR LESS</u>)
239 through 257	Motorhome, Travel Trailers & Large Boats
258 through 312	Boat & Boat Trailers

NOTE: Based on 10' wide for boat trailers and 11' wide for RV's.

- 20. Space markers should not be moved.
- 21. To form overall length, size and width including boat on trailer of stored unit to be measured by the harbormaster before lease approval.

SIGNATURE OF PROPERTY OWNER: _____

NAME: _____

ADDRESS: _____

P.O. BOX NUMBER: _____

TELEPHONE NUMBER: _____

DATE: _____

LOT NUMBER: _____ LICENSE NUMBER: _____

TYPE OF VEHICLE: _____

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MAP 102010 AM R22

STORAGE LOT WIDTH SIZE

204 – 210	10'
213 – 220	11'
221-----	10'
222 – 231	11'
232-----	10'
233 – 254	11'
255-----	10'
256-----	11'
257-----	14' 5"
258 – 271	10'
272-----	11'
273-----	-0-
274-----	11'
275-----	9'
276 – 277	10'
278-----	11'
279 – 283	10'
284-----	8'
285 – 301	10'
303-----	11'
304 – 307	10'
308 - 309	12'