



Recreational Vehicle Lot (RVL) – Rules and Regulations

1. DEFINITIONS

- 1.1. A Recreational Vehicle (RV) is a motor vehicle or trailer for recreational dwelling purposes, or a vehicle designed and used to tow such (see Glossary for more specifics).
- 1.2. Recreational Vehicle means one or both of the following:
 - 1.2.1. A motor home, camper van, travel trailer, truck camper, camping trailer, with or without motive power, designed for recreational purposes, emergency, or other occupancy that meets all the following criteria:
 - 1.2.1.1. It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.
 - 1.2.1.2. It contains 400 square feet or less of gross area measured at maximum horizontal projections.
 - 1.2.1.3. It is built on a single chassis.
 - 1.2.1.4. It is either a self-propelled, truck mounted, or permanently towable on the highways without a permit (e.g., a car caddy).
 - 1.2.2. A park trailer, as defined in Section 18009.3 (CHSC).
- 1.3. Qualified Recreational Vehicles (QRVs) are those that meet the Eligibility Requirements listed in 2. and are used primarily for the purpose for which they were designed.
- 1.4. Good standing means not more than 30 days delinquent on any assessment, and related charges, fees or fines as verified by the Stock Transfer and/or Finance Departments.
- 1.5. Lessee refers to those given an RVL lease by the Golden Rain Foundation Recreation Department (RD).
- 1.6. Operational is defined as “in use, in working order or ready to use.”

2. RVL GENERAL USE CONDITIONS

- 2.1. The RVL and its facilities shall be maintained for the benefit of all Golden Rain Foundation (GRF) Authorized Residents (ARs) in good standing (Member/Owners (M/Os), Co-occupant, Qualified Permanent Residents (QPRs), and Mutual Renter/Lessees [R/Ls]) per the terms and conditions of the Trust Agreement, GRF Bylaws, and Policies.

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- 2.2.** The RD has primary responsibility for administration, governance, and coordination of maintenance issues for the RVL. The RVL is authorized by the GRF Board of Directors (BOD). For information or maintenance issues regarding the RVL, call the RVL Attendant at (562) 431-6586 ext. 373, or email to rvlot@lwsb.com.
- 2.3.** All vehicles stored in the RVL must be operational at all times. No QRV stored in the RVL shall be on a planned non-operation (PNO) status.
- 2.4.** All QRVs in a leased space in the RVL must have a valid GRF RVL decal clearly placed on the vehicle.
- 2.5.** Lessees and visitors shall not engage in any conduct that creates a nuisance or otherwise interferes with the use and enjoyment of other Lessees' spaces or adjacent residences.
- 2.6.** Lessees must follow all rules, and they are subject to any consequences for failure to do so.
- 2.7.** Any prior RV or vehicle Parking Storage Lot Rules and Regulations or agreements in existence at the time these versions of Rule 70-1487-1B and Rule 70-1487-2 are adopted, are superseded, and canceled.

3. ELIGIBILITY QUALIFICATIONS

- 3.1.** The RV ownership must include the AR seeking a lease and be registered with the Department of Motor Vehicles (DMV) and the RD.
- 3.2.** It must be in operating condition.
- 3.3.** It must fall into one of the following categories.
 - 3.3.1.** A Class A recreational motor home, built on a truck chassis.
 - 3.3.2.** A Class B conversion van camper (may have a raised roof).
 - 3.3.3.** A Class C recreational motor home, built on a modified van chassis.
 - 3.3.4.** A Travel Trailers between 13 and 40 feet in length.
 - 3.3.5.** A Fifth wheel between 15 and 40 feet in length.
 - 3.3.6.** A folding camp trailer.
 - 3.3.7.** A boat or personal watercraft (e.g., jet skis, or similar vessels) on a trailer.
 - 3.3.8.** A box or horse trailer used solely for recreational purposes.
- 3.4.** The following are NOT eligible and may be towed away, at the Lessee's expense.
 - 3.4.1.** Flat-bed trailers of dimensions greater than 7 feet wide or 20 feet long (including the tongue).

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- 3.4.2. Non-commercially manufactured QRVs and trailers.
- 3.4.3. Commercial rental, or similar type, open or closed trailers.
- 3.4.4. QRVs belonging to former ARs.
- 3.4.5. Any eligible DMV registered RV, passenger or commercial vehicle converted into a storage unit.
- 3.4.6. Any trailer used to transport cargo that was not intended by the manufacturer for recreation.

4. LEASES, PENALTIES AND FEES

- 4.1. Leases are for one (1) year. Annual lease fees may increase at the time of renewal. Annual billing will be sent to every lessee in the RVL prior to June 1st.
 - 4.1.1. A prorated refund will be given if the lease is cancelled by GRF during the lease period.
 - 4.1.2. If Lessee cancels the lease prior to expiration, a prorated refund will be given.
- 4.2. The following information must be provided along with a new application and also within 30 days of a QRV registration renewal.
 - 4.2.1. A valid government-issued driver's license.
 - 4.2.2. Proof of appropriate liability insurance with the prospective Lessee's name as the primary or secondary insured.
 - 4.2.3. Vehicle registration papers with the prospective Lessee's name as an owner.
 - 4.2.4. The prospective Lessee's current GRF identification card.
 - 4.2.5. Current emergency contact information.
- 4.3. Any changes in the QRV ownership, Lessee address, mailing address, insurance, phone number, emergency contact or QRV license plate number must be reported to the RD within seven (7) days of the change. Written notification shall be placed in the RVL drop box; or mailed or delivered by hand to: Golden Rain Foundation P.O. Box 2069, Seal Beach, CA, 90740. The RD will acknowledge receipt of the documents in writing.
- 4.4. Non-compliance with 4.2 or 4.3 will result in cancellation of the lease in the RVL, towing of the QRV and/or disciplinary action.
- 4.5. Spaces are NOT transferrable. If a Lessee sells their vehicle, that space is not transferable. If the buyer is an A/R and is requesting a space in the RVL, they must be added to the waiting list in the chronological order of the request.

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- 4.6. If a QRV is replaced for the same type and size, then a Lessee can maintain their space, but the Lessee must notify the RVL Attendant and update their paperwork. If the QRV is smaller, it may result in a mandatory space change.
- 4.7. If a M/O has leased a space in the RVL and subsequently rents their apartment, the M/O forfeits the right to retain their space. They must notify the RD and remove their vehicle immediately.
- 4.8. If a R/L has leased a space in the RVL, the lease shall be terminated immediately upon termination of the R/L's tenancy in the M/O's unit.
- 4.9. The GRF BOD has authorized the Policy/Parking Review Violation (PRV) Panel to review all citations specific to the RVL, Rule 70-1487-1B, and has authorized the RD to strictly enforce the GRF RVL Rule 70-1487-1B and schedule of fees/fines (70-1487-2). Penalties may be greater for repeated violations within a three (3) year period.
- 4.10. Non-payment of fees in addition to any late fees incurred may result in the disciplinary procedures being implemented by GRF and imposition of fines up to \$500 and/or lease cancellation.
- 4.11. If an issued citation has not been addressed/corrected by the Lessee within thirty (30) days of notification, a second citation will be issued. If the Lessee continues to ignore the violation, the GRF PRV Panel may recommend to the GRF BOD, the termination of the lease and/or tow of the QRV.
- 4.12. The GRF BOD has authorized the RD to tow from the RVL or remove vehicles or property in violation of this policy, at the Lessee's expense (see Rule 80-1937-1 Section 7 Towing).
- 4.13. Any exceptions to Rule 70-1487-1B. or 70-1487-2 require the written approval of the GRF BOD. Violation citation records shall be kept for three (3) years.
- 4.14. The M/O is ultimately responsible for the behavior and actions of their R/L and will be held responsible for any fees, fines or disciplinary consequences incurred by the R/L (See Rule 30-5093-1, Shareholder Code of Conduct).
- 4.15. A current copy of the Recreational Vehicle Lot (RVL) Rules and Regulations 70-1487-1B and Fees and Fines for the 70-1487-2, will be issued to the responsible party of the leased space at the time of application. The RD will notify Lessees when Rule 70-1487-1B or 70-1487-2 are revised by the GRF.

5. SPACE AND LOT RULES AND REGULATIONS

- 5.1. QRVs must be driven or towed out of the RVL by the Lessee and inspected by the RD annually.
- 5.2. All QRVs are subject to random inspections.



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- 5.3.** The RD may request a QRV be moved as required for maintenance of the RVL. If, after a ten (10) day notice has been issued, the QRV has not been moved, Staff may move the QRV or have the vehicle moved or towed. All costs incurred will then be charged to the Lessee.
- 5.4.** Spaces in the RVL will be assigned by the RD on a first come, first served basis, one vehicle per space, at its sole discretion.

 - 5.4.1.** A maximum of two spaces per Leisure World address will be assigned. Spaces will be assigned by the length of the vehicle. Space assignments are subject to change upon notification.
 - 5.4.2.** A QRV shall only be parked within the footprint of the assigned space. A car caddy may be parked with a motorhome if space allows. A QRV not parked in its assigned space will be subject to tow at the Lessee’s expense (See Policy 80-1937-1) and/or the Member may be subject to disciplinary action.
 - 5.4.3.** One vehicle may remain in the Lessee’s space when the QRV is being used on a trip. The vehicle must have a valid GRF Security issued decal on their windshield. No GRF visitor passes are allowed.
- 5.5.** No structures of any kind may be erected on the leased space (e.g., tents, portable garages, sheds, unauthorized storage units, etc). Only one (1) GRF pre-approved storage unit may be placed in the space. A list of approved storage units can be obtained from the RVL Attendant.
- 5.6.** If a QRV is occupied (lived in) while it is parked in the RVL, the responsible Lessee will be subject to disciplinary action by the GRF PRV Panel. This violation may terminate the lease and/or result in a tow of the QRV.
- 5.7.** It is prohibited to operate a generator in an unattended QRV. When the GRF Security or RVL Staff observes an infraction of this rule, the QRV will be issued a citation. The GRF Staff will attempt to notify the owner to shut it off.
- 5.8. Driving and Parking Rules.**

 - 5.8.1.** The speed limit within the RVL is five (5) miles per hour.
 - 5.8.2.** Drivers must observe established roadways. NO driving through or across any unoccupied spaces is permitted.
 - 5.8.3.** Drivers must follow the natural angle of entry and departure to and from their space.
 - 5.8.4.** Drivers shall not short the acute angle, nor cross lines or marked corners.
 - 5.8.5.** No off-road vehicles are to be driven in the lot at any time, but the Lessee may load and unload them from their trailer.

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- 5.8.6.** Guests shall not drive or leave their vehicles in the RVL at any time. This includes golf carts.
- 5.8.7.** All QRVs will need to be driven or towed off the lot by the Lessees.
- 5.9.** The pedestrian gates must always be locked immediately after passing through.
- 5.10.** No pets are allowed in the RVL other than to transfer the pet from one vehicle to the other.
- 5.11.** The use of the Dump station is for Lessees only and all posted procedures shall be strictly followed. Exceptions may be granted at the discretion of the RD.
- 5.12.** QRV slide outs may not be extended except when using the charging station.
- 5.13.** Unless approved in writing by the RD, no work or maintenance shall be done to any vehicle while in the RVL. No repairs shall take place at the charging station.
- 5.14.** It is prohibited to level, support or raise QRV, trailers or vehicle frames with anything other than permanently installed jacks.
- 5.15.** Wheel chocks, planks, bricks, wheel covers, etc., are not to be abandoned in an unoccupied space or area. Abandoned materials may be discarded by the GRF RVL Staff, without notice.
- 5.16.** Lessees are required to keep the area around their QRV clean and free of debris and clutter at all times.
 - 5.16.1.** All trash is to be placed in trash containers.
 - 5.16.2.** No debris shall be tossed onto the ground.
- 5.17.** No hazardous materials are to be disposed of in the RVL (e.g., batteries, tires, anti-freeze, or other vehicle fluids).
- 5.18.** Lessees should be conscious of standing water and make every effort to avoid this (e.g., drain plug pulled, covers taut, etc.)
- 5.19.** Tarps and covers must not be frayed or torn or create an appearance of neglect.
- 5.20.** Lot Access.
 - 5.20.1.** The RVL access shall only be granted to those ARs having a RVL lease. A maximum of two keys and two remotes per space will be issued. Keys and remotes are the property of the GRF and are issued by the RVL Attendant upon an AR signing a lease for a space. The AR will be the only one issued a key and remote for access to the RVL. A lessee may not give or loan their key or remote to anyone.

