

JTSC RV, BOAT & TRAILER STORAGE RULES AND REGULATIONS

The following Rules and Regulations apply to Occupant's use of and activities within the Property. Owner reserves the right to adopt reasonable modifications and additions to these Rules and Regulations at any time. In the event of any conflict between these Rules and Regulations and the Agreement, the terms of the Agreement shall control.

1. **Operating Hours / No Overnight Use.** Occupant shall have access to the Property during normal operating hours for the sole purpose of dropping off or picking up their stored property. Occupant or any guests and invitees are not permitted to spend the night or day in any vehicle or boat stored onsite. THERE IS NO RECREATIONAL USE OF ANY KIND PERMITTED WHILE UNIT IS IN STORAGE AREA. Occupant acknowledges that the Storage Area is a drop-off and pick-up storage facility. Occupant shall use best efforts to limit Occupant's time during each entry to the Space and in the Storage Area to less than one hour.
2. **Current Registration/Proof of Insurance.** Every vehicle, vessel or trailer that will be stored must have current registration and proof of insurance certificates on file.
3. **Only Working Vehicles.** Only vehicles, boats and trailers in good working order are permitted onsite.
4. **Vehicle and Boat Storage Only.** Occupant shall use assigned space only for storage of Recreational Vehicles (RVs), Camping Trailers and Boats. No storage sheds, tents, or structures may be placed within the Space licensed to Occupant or anywhere else in the Storage Area.
5. **Drip Pans / Oil / Old Batteries.** Occupants shall place drip pans or similar device beneath all oil pans and gas tanks of vehicles and boats stored in the Storage Area to prevent contamination of the soil or surface beneath the vehicles and boats. No motor oil, hydraulic or other fluids shall be drained from Occupant's vehicle or boat on the Storage Area. Old batteries must be disposed of off-site by Occupant at proper disposal sites in accordance with applicable law.
6. **Human Waste Disposal.** Disposal of human or animal waste or draining of septic tanks on the Space or anywhere in the Storage Area is prohibited. Dump station available on site for an additional fee.
7. **No Discharge from Water Tanks / Drain Lines or other tanks allowed at storage stie.**
8. **Utility Hookups.** There are no hookups in the Storage Area for charging batteries, filling water tanks, etc. Occupant must charge batteries or fill up water tanks off-site. No generators are permitted to be used on property. Any storage unit moved or placed in an RV site will be charged the daily camping rate.
9. **Trash Removal.** Occupant shall clean trash from the Space and any portion of the Storage Area affected by Occupant's activities at the end of each day.
10. **Fuel Storage.** Occupant shall not store any gasoline or other fuels on the Storage Area.
11. **Pets.** Pets must be kept on a leash, and Occupants must clean up after their pets. Occupants shall not tie up pets outside and leave them unattended. Loud and bothersome pets will not be tolerated. Any animal that has been deemed dangerous by city, county or state officials is strictly prohibited within the Property.
12. **Vehicle/Boat Covers.** Fitted vehicle and boat covers are allowed. Any tarps or plastic covers that are used to cover any vehicle or boat must be securely fastened so that they do not fly off or flap against adjoining Occupant's vehicles or boats during windy conditions. Any covers showing deterioration must be removed and disposed of by Occupant upon notice from Owner.
13. **No Maintenance or Repair Work.** Occupant acknowledges that the Space licensed to Occupant for his or her RV or boat is for storage only; Occupant shall perform no Maintenance or repair work on the Property or anywhere within the Storage Area.
14. **Cleaning & Washing of RVs and Boats.** No cleaning or washing of vehicles or boats within the Property is allowed.

15. No Drugs or Alcoholic Beverages. No person entering the Property shall use, serve, distribute or give any drugs or alcoholic beverages to anyone. Any person found under the influence of drugs or alcohol will be asked to leave the property.
16. Stereos or Sound-Generating Devices. Occupant shall comply with all applicable laws, ordinances, rules and regulations respecting sound control and noise levels, and shall be responsible for controlling noise while on at the Property. Owner reserves the right to require Occupants to remove or turn down the volume of any stereos or other devices that generate noise deemed to be excessively loud by Owner.
17. Nuisance. Occupant shall conduct all activities (and control the activities of its guests and invitees) while on the Property in such a manner so that no public nuisance affecting persons or property on or in the vicinity of the Property results from the activities of Occupant or any of Occupant's guests and invitees.
18. No Fires or Fire Pits. Occupant or their guests and invitees, may not light any fires or dig any fire pits for fires on the Property.
19. No Fireworks. Occupant shall not bring, store or light any fireworks within the Property.
20. No Firearms or Weapons. No firearms, crossbows or any other similar type of weapons are permitted to be used on site or stored within Occupant's vehicle or boat at anytime.
21. Control of Guests and Invitees. Occupant shall always control the activities of its guests and invitees while on the Property and Access Roads.
22. Cooperation. Occupant shall cooperate with Owner and any contractors or authorized personnel of Owner working on the Storage Area and Access Roads.
23. Speed Limits. Speed limit to and in the storage, area is 5 mph.
24. Security. Occupant is responsible for securing its vehicle or boat with locks and security devices as necessary to protect it from theft or break-in. Owner does not maintain a security patrol on-site and does not guarantee the security of any Property stored on the Storage Area. Owner is not responsible for injury, damage, loss, or claims for damage to Property stored at the Storage Area due to theft, fire or other natural hazard, or any other causes.
25. Property Access is thru the front gate of the campground. Access to storage site are during the hours of 8 am-8 pm on most days. JTSC hold the annual Gem and Mineral show the first full weekends of April and October and the campground is closed to foot traffic only from the hours of 9am – 6 pm for a 5-day period during the shows. Please make sure this will not be a problem. There is no exception to the rules due to insurance regulation.
26. All payment is due in advance, any unit that exceeds it payment day by 14 days will be removed and stored at an off property by a third-party towing company. All cost for removal and storage is the responsibility of the lease - owner of the unit.

Unit Owner

Date

Sportsman's Club of Joshua Tree Inc

Date

6225 SUNBURST ST. JOSHUA TREE, CA 92252
760 366-2915