

Section VI

OVERFLOW (RV) PARKING LOT

PLEASE NOTE THAT CORNERSTONE CC&R'S (page 11 item h) STATES THAT - "NO RECREATIONAL VEHICLE (boats [watercraft], campers, trailers, motor homes, or similar items) SHALL BE PARKED ON ANY PORTION OF THE COMMON AREAS, OTHER THAN THE DESIGNATED OVERFLOW/RV PARKING AREA EXCEPT FOR TEMPORARY LOADING OR UNLOADING AND/OR PREPARATION."

VI. GENERAL INFORMATION RULES

1. Rules for the operation and use of the Overflow Parking lot are maintained by the Management Committee.
2. A three-member RV Parking Committee, selected from those using the RV parking lot, is appointed by the Management Committee.
3. Rules for the operation and use of the RV parking lot are maintained by the RV Parking Committee and approved by the Management Committee.
4. Requirements for eligibility to park in the Overflow Parking Lot are as follows:
 - A. Vehicle must be registered in the name of the Resident or Unit Owner.
 - B. RV Owner must fill out a Cornerstone Overflow Parking Permit.
 - C. Vehicle must be currently licensed and insured (as required by the State of Utah) and operational. Insurance and registration must be on file with the RV Lot Management Committee.
 - D. RV Owner must stay current on fees and abide by all Overflow Parking General Rules.
5. Each Vehicle owner will be responsible for damage and/or liability resulting from their negligence or from not following the rules while in the Overflow Parking area. The vehicle owner assumes full responsibility for their vehicle and holds harmless the Management Committee and the Cornerstone Homeowners' Association.
6. The Cornerstone Homeowners' Association is responsible for any damage caused by or associated with activities authorized by the Cornerstone Management Committee inside of the Overflow Parking Lot.
7. Parking or storage of non-authorized vehicles, equipment or other items is prohibited. Any storage of materials required by the Cornerstone Management Committee is to be coordinated through the Management Committee.
8. Residents desiring a parking slot will fill out an Overflow Parking Permit and submit it for approval to the RV Committee designee. New Residents are not guaranteed an Overflow Parking space. If no appropriate slots are available, their name can be placed on a waiting list.
9. If a present slot holder abandons their assigned parking slot, they may retain their right to the slot for no more than six months by continuing to pay their assessment. When the fee is not paid, the slot will be listed as vacant and legal action taken.

10. The Overflow Parking area is for storage only. No one is allowed to inhabit any vehicle overnight or on a daily basis.
11. Monthly Overflow Parking lot fees are \$20 payable to Cornerstone HOA and delivered to the HOA Treasurer at the time a reservation is made. Fees will be paid in advance on a monthly, quarterly or annual basis. A late fee of \$20 will be assessed after 15 days.
12. The Overflow lot shall be designed and managed to maximize the number of RV units that can be parked in the available area. The RV Committee shall assign the parking slots to match the type and size of RV to be parked in the lot.
13. Slot numbers 1 and 12 are designated for oversized RV's, greater than 28 ft in length. All other slots will be limited to a length of 28 ft or less.
14. The parking slots will be numbered and marked with a colored line. Care must be taken to avoid impairing this line marking. If the line is broken it should be replaced.
15. The RV must be parked as close as possible to the right boundary (when facing RV), to allow room for doors to be opened on opposite side of RV. Nothing should interfere with access into the neighboring RV. If necessary, a spotter (second person) must assist the driver to properly position the unit and avoid damage to other RVs.
16. The combination to the lot lock will be given to the active owner-user by the RV Committee. These gates must be locked when leaving the parking area for an extended time. The RV owner will not share the combination with persons who do not own a vehicle approved to be parked in the lot.
17. Each owner shall keep his assigned lot clean and uncluttered (weeds, debris, etc.). No storage of anything outside of the RV is allowed.
18. Electricity is available inside of the parking area. The electricity is only to be used for recharging batteries, refrigerator start-up, and small tools or a small air compressor to fill tires. No high wattage equipment should be used (such as air conditioners or electric heaters). The outlet cover must be closed when not in use. No RV owner shall keep their unit hooked up to electricity for more than 24 hours in preparation for use. No trickle chargers shall be hooked up full time.
19. Only one RV parking space shall be rented per unit by the resident (owner or renter). However, if available, a second space may be rented on a contingent basis subject to a request by another qualified unit resident for an RV parking space. In this case, the person with more than one parking space will be given two weeks to vacate the additional space.
20. Failure to comply with the CCR's, Bylaws and Rules and Regulations regarding the Overflow (RV) parking lot shall be cause for revocation of the privilege.