

RIVERS EDGE VILLAGE STRATA CORP EPS3475

6325 Shambrook Drive, Sooke BC V9Z1N9
riversedgeeps3475@gmail.com

riversedgevillage.ca
riversedgevillage.clubhouse@gmail.com

RV PARK RULES AND POLICIES

DEFINITIONS

"owner" means a person who is a leasehold tenant as defined in section 199 of the SPA unless there is

- (a) a registered agreement for sale, in which case it means the registered holder of the last registered agreement for sale, or
- (b) a registered life estate, in which case it means the tenant for life.

"Registered Vehicle" means an R V, as defined below, and/or any other vehicle approved by the Strata Council and which is listed in a signed and paid for storage rental agreement.

"R V" means a motor home, fifth-wheel unit, house trailer, campers or camper trailer, "pup" trailer, boat or snowmobile trailer, and/or other similar recreational vehicles.

RV PARK RULES

- 1) The storage fee for a registered vehicle for the 2021-2022 fiscal year is \$60.00 (on a prorated scale).
- 2) A signed storage rental agreement and proof of valid insurance are required before a stall is permitted to be occupied.
- 3) RV stalls are only for Rivers Edge Owners with a signed Sun River Lease Agreement.
- 4) Non-registered vehicles are prohibited from being parked in the RV Park.
- 5) Only RVs are permitted to park in the RV parking stalls, with the exception of truck and camper combinations and/or those stalls that will accommodate a car or truck with the RV unit still attached.
- 6) All registered vehicles must have a current license and current insurance. Storage insurance is acceptable during.
- 7) Overnight occupation of any RV is prohibited.
- 8) All propane tanks must be shut off.
- 9) The gate must be kept closed at all times, other when a registered owner is in the RV Park.

- 10) No dumping of any materials, including grey water, is permitted anywhere on the common property. **All fluid leaks** must be cleaned up immediately.
- 11) All registered vehicles must be kept in good repair. Flat tires must be fixed as soon as reasonably possible.
- 12) Any permanent water connection to any RV is prohibited.
- 13) All RV's, including those with a winter cover, must have the owner's house number clearly marked in a location that makes it visible from the parking lot. Boats can have a flag on the tongue of the trailer.

STRATA COUNCIL RV PARK POLICIES

- 1) In certain circumstances, the Strata Council may grant approval for an owner to park a large vehicle, trailer, moving van or similar such vehicle in the RV park for a short-term designated period. Such vehicles must be insured and the owners must follow all of the above rules and policies.
- 2) If space is available, the Strata Council may approve the temporary storage of utility trailers, cargo trailers and/or cars in the RV park. Such access would be given with the clear understanding that this approval would be rescinded should an RV need the space.
- 3) Larger trucks, such as those over 3/4 ton , may be provided with a rental spot in the RV Park.
- 4) Fill stations may be used to fill water tanks prior to an RV leaving the RV park.
- 5) Registered vehicles must be parked in a manner that does not infringe on neighbouring stalls.
- 6) RV slides must be retracted when an RV is left unattended in the RV park.
- 7) In order to maintain the circulation of air to prevent mold etc., from December to March, registered vehicles may be plugged in if a timer is utilized. **NO HEATERS**, including block heaters, **MAY BE USED**.
- 8) The power washing of registered vehicles is only allowed in the wash bay during daylight hours on any day except for Sunday. The wash bay is located in the lower portion of the south side of the RV parking lot.
- 9) Where two or more registered vehicles, owned by different owners, share a stall, those owners must manage how that stall will be used.
- 10) Utility trailers may share the same stall as an RV if there is room to accommodate both.