

WCA RV STORAGE LOT RULES & REGULATIONS

1. All units stored in the RV Storage Lot must be owned by a Woodlake resident or property owner and must display a current Woodlake Registration sticker for identification purposes.
2. The annual rental fee is \$630.00 per space and is due, in full, on January 31 of each year. **A late fee of \$45.00 will be charged on all payments not received in the WCA office before 5:30 p.m. on January 31.**
3. To provide the best possible access for all Storage Lot tenants, the center aisle is reserved for smaller units such as utility trailers and popup campers, and the spaces along the two fenced sides are for medium or large units as they are able to utilize the space beyond the curb to the fence (hangover). Four spaces are designated for extra large units that range from 25' to 32' in length spaces 20, 21, 22 and 23. No unit larger than 32' in length may be stored in the RV Storage Lot.
4. Only one (1) vehicle/unit may be stored in each space.
5. **If you wish to store a vehicle other than the one that was originally registered for your space, you must first contact the WCA.** This is both for identification purposes and to assure that your vehicle is not too large for your assigned space. **The WCA reserves the right to refuse storage of a vehicle other than the one originally registered if it is deemed to be too large for the space.**
6. The WCA reserves the right to reassign spaces at any time in order to assure that each tenant has equal access and turnaround room.
7. Grey, tan, dark green, brown or black tarps or coverings are requested rather than bright blue, due to visibility from neighboring residents and roads, especially during the winter months.
8. All units must be parked within their assigned spaces, centered as much as possible so as not to encroach on adjoining spaces. Units along the fence should park with wheels as close to the back curb as possible, utilizing the "hangover" area in the rear of the space.
9. Cars left in your space while you are using your stored vehicle (for example, if you leave your car there while you take your camper on a trip) must display a current parking pass, which will be given to you each year upon registration.
10. The RV Storage Lot gate is to be kept locked at all times. One (1) nonreproducible key is provided for each rented space. The key shall be turned in to the WCA when you vacate your space. A space is not considered vacant until the WCA has received your key, and no partial year refunds will be made until the key is received in the WCA office.
11. In the event that a key is not turned in upon vacating your space, or should you need replacement for a lost key, there will be a **\$20 replacement key charge.**
12. Subleasing of spaces is not permitted. Rental agreements will be terminated immediately for any tenant found to be subleasing their space or allowing its use by anyone other than the person to whom the space is registered.
13. Partial refunds will be issued by mail should you vacate your space in the middle of the rental period (January 1 through December 31). The WCA will issue a refund of \$52.50 for each whole month remaining in the rental period.
14. The RV Storage Lot is routinely patrolled by WCA security; however, the Woodlake Community Association will not be responsible for any damages to or theft of items stored within the area. **All items must be covered by the owner's insurance and the WCA shall be provided with proof of such insurance upon request.**

Revised 01/2/2020



Woodlake Community Association, Inc.

14900 Lake Bluff Parkway; Midlothian, VA 23112 (804) 739-4344 FAX (804) 739-5157

RV STORAGE LOT REGISTRATION

FORM MUST BE FILLED OUT IN ITS ENTIRETY. Sign and return this form to the WCA with your payment. **One form must be completed for each space/vehicle/item.** Additional forms and copies of the rules are available at our office and at woodlakeonline.com.

Annual Storage Lot Rental \$630.00. Rental period is January 1 – December 31. Payment is due in full on or before January 31. A late fee of \$45.00 will be charged on all payments not received in the WCA office before 5:30 p.m. on January 31.

Checks should be made payable to "WCA."

Name(s) _____

Address _____ City _____ State _____ Zip _____

Home Telephone _____ Alt Phone _____

Email _____

Item _____ Brand/Make _____ Color _____ Length _____

VA Registration/License # _____ SerialNumber _____

PERSONAL PROPERTY TAX NOTE PLEASE CONTACT THE WCA SHOULD YOU MOVE OUT OF WOODLAKE OR SELL YOUR BOAT: As set out in the Code of Virginia on Taxation, Section 58.13902 Operators of marinas or boat storage places. Every person operating in this Commonwealth, a marina or boat storage place which accommodates more than four boats shall, on or before February 1 of each year, upon the request of the commissioner of the revenue of the county or city in which such marina or boat storage place is located, file with such commissioner of the revenue a list giving the name and address of the owner and operator, if such is available, and the name and number of each boat physically located and normally kept at this marina or boating storage place as of the preceding January 1. Should you move out of Woodlake or sell your boat, you will need to notify us immediately so that we can remove your name from our records.

RELEASE In consideration of the privilege granted me and my family to use Swift Creek Reservoir and adjoining lands, I hereby assume all liability and risk to person or property occasioned by or in any way related to the storage, operation or use of my boat/vehicle on the Woodlake Community Association property and Swift Creek Reservoir. In further consideration of such privilege, I hereby release the Woodlake Community Association from all liability for damages to person or property occasioned by or in any way related to the storage, operation or use of my boat/vehicle and the enforcement of the Woodlake Community Association, Inc. RV Storage Lot Rules & Regulations.

By signing this Registration, you are confirming that you have received and read the Woodlake Community Association, Inc. RV Storage Lot Rules & Regulations, and that you agree to abide by them for as long as you own and store your boat within the Woodlake Community, whether located at your home or at an assigned WCA Storage Lot space, and that you have read and understand the Personal Property Tax Note and the RELEASE herein.

Signed _____ Date _____

Office Use Only:

WCA Registration Sticker # _____ WCA Assigned RV Space
_____ Date Paid _____ CC _____ Cash _____ or Check # _____
Amount Paid _____

Revised 1/2/2020