PASEO VILLAS IMPROVEMENT ASSOCIATION "PVIA" STORAGE LOT RENTAL APPLICATION AND LEASE AGREEMENT

For Use by Owners and Residents Only

The undersigned Paseo Villas Property Owner of a motor vehicle, trailer, or boat, hereby agrees to rent space for such item in the Storage Lot of Paseo Villas Improvement Association (PVIA) pursuant to the following terms:

- 1. Rental fee shall be \$80.00 per month, payable in advance on the 1st day of each month with no refunds. Renter agrees to pay a \$5.00 per day penalty for late payments. Invoice for the following year will be mailed to each renter by December 15th. A \$25.00 deposit for the Storage Lot Key is required and is refundable when the key is returned after the space rental is terminated.
- 2. Owner shall keep said vehicle and the lot gate locked at all times.
- 3. The PVIA Vehicle Storage Facility Policy (VSF) and the Rules for Storage Lot Renters, both of which are attached to this agreement, must be followed.
- 4. Owner must maintain adequate insurance on his property as described in the VSF Policy. PVIA does not carry nor is it responsible for any insurance on vehicles parked in the Vehicle Storage Facility.

Owner hereby releases and indemnifies PVIA and its officers, directors, and members from any liability for any claims by any person for damage to his or her personal property resulting from the exercise of the Owner's rights, including, but not limited to, injuries (including death) to the Owner and any occupant of said vehicle or any property or persons within the vehicle or Storage Facility; and if the anyone sues or threatens to sue PVIA, its officers, directors, or members as a result of the exercise of the Owner's rights hereunder, the Owner hereby agrees to hold harmless and to indemnify PVIA, its officers, directors, and members there from, including, but not limited to, the payment of any court costs and reasonable attorney fees incurred by said PVIA, its officers, directors, and members. This lease shall be binding on the heirs at law, successor in interest and assigns of the parties. This lease may be terminated by PVIA on 30 days' notice or immediately for cause.

Print Property Owner's Name and PVIA Address/Billing Address	Telephone No.
Description of Item including L/W/H (Add page if needed.) (State)	License of Vehicle
Signature of Paseo Villas Property Owner	Date
Approved by PVIA Board Member (Print Name and Signature)	Date
Date Initial Rental Fee and Key Deposit Received	Assigned Space No

PASEO VILLAS IMPROVEMENT ASSOCIATION "PVIA" RULES FOR STORAGE LOT RENTERS

For Use by Owners and Verified Residents Only

- 1. Open both gates to full width.
- 2. Park only in your assigned space. Do NOT block access to other spaces.
- 3. Do NOT back in or out of the gate.
- 4. Vehicles or items stored shall NOT be moved between 11:00 p.m. and 6:00 a.m.
- 5. No loud noise, trash, or maintenance shall be allowed in the storage area. Clean/maintain your vehicle elsewhere.
- 6. Secure your vehicle before leaving. PVIA is NOT responsible for loss or theft.
- 7. Lock the Gate. Owner shall keep said vehicle and the lot gate locked at all times
- 8. Vehicles or other items stored without a PVIA Rental Agreement may be removed or towed away at owner's expense.
- Return the Storage Lot key to Authorized PVIA Board Member or Agent for a deposit refund when space is terminated.
- 10. No flammable or combustible materials shall be stored.
- 11. **No** portion of any approved storage vehicle or item shall be visible from neighboring properties (residential or commercial), pathways, streets or other locations external to the storage lot.
- 12. All vehicles shall be currently licensed, registered, insured and in drivable condition.
- 13. **No** storage of household goods is allowed. (If you are not sure, ask FIRST!)

Signature of Owner	Date

Rental Termination Date Date Storage Lot Key Returned Date of Key Deposit Refund