

Camarillo Springs Common Area Association

Camarillo, CA 93012

October 12, 2021

Camarillo Springs Common Area Association Proposed RV Lot Rule Change

Dear CSCAA Members,

Below for your review, consideration, and comment is a proposed amendment to the RV Lot Rules and Regulations.

4.1 Qualified Vehicles

Only the following recreational vehicles are allowed to use the lot:

- Motor homes, 5th wheel trailers, trailer coaches, pop-up or tent trailers, van conversions with cooking/sleeping facilities, boats or jet skis on trailers and trailers for transport of motorcycles or ATVs;
- Vehicles or trailers with current DMV registration tabs, in operating condition and presenting a well-maintained appearance; and
- Vehicles with exteriors in good condition, displaying no rust or torn covers

4.2 Qualified Owners

Only an owner of a residence in Palmeras, Miramonte or Tierras is allowed to park a vehicle in the lot. A qualified owner may, however, assign space rights in the lot to a tenant or an occupant of the owner's residence. Before an application from a non-owner resident will be processed, the applicant shall submit a photocopy of his or her currently valid driver license showing an address in Palmeras, Miramonte or Tierras, as well as a signed letter from the owner of the residence consenting to the resident's use of the owner's RV space. **Absentee owners of properties in Palmeras, Miramonte or Tierras who currently park a vehicle or trailer in the lot must reapply annually to continue the privilege to occupy the assigned space. Likewise, a tenant of an owner must also reapply annually and submit an updated consent letter to continue using the space.**

4.7 Lot Rules

4.7.1 Key Deposit

A refundable deposit of \$100.00 must be paid for a key to the lot. The deposit is returned upon surrender of the key and space assignment.

4.7.2 Decal

A decal showing the assigned space will the year of validation may be issued to authorized users. The decal must be displayed on the bumper or the frame in the window of the parked recreational vehicle or trailer, facing the drive lane. or on the frame of the recreational trailer.

Community Property Management
751 E. Daily Dr., Suite 300 ~ Camarillo, CA 93010
Tel: (805) 987-8945 • Fax: (805) 987-7906 • E-mail: paul@cpm1.com

Camarillo Springs Common Area Association

Camarillo, CA 93012

4.8 Expiration Date

~~Applications~~ Permits to use the lot expire each ~~June 30~~ **December 31**. Owners and residents who wish to renew their ~~permits~~ **spaces** must reapply each year, submitting a completed and signed application form and enclosing current copies of all required documentation. **Certain trailers with permanent registration do not require annual resubmission of documents if ownership remains unchanged.** Holders of expired ~~applications~~ **permits** have until ~~December~~ **September 1** to complete the renewal process. Failure to do so may result in the ~~assessment of a fine and/or the~~ issuance of a Notice of Removal. ~~Any Further action beyond a fine~~ may also result in **removal of the vehicle or trailer, along with the suspension loss** of privileges to apply for an RV lot permit.

4.8.1 Annual Use Fee

Section 2.1.1 of the Association CC & Rs provides for the right of the Association to charge reasonable fees for the use of any facility situated on the Association Property. Effective December 1, 2022, all qualified vehicles as described in Section 4.1 shall be charged an annual use fee as determined by the Association Board of Directors. This fee is separate from the key deposit fee charged during the initial application process. All RV lot applications will expire on December 31st without exception. A new application must be submitted no later than December 1 to allow for processing. Failure to renew the annual application with the use fee by December 31 may result in the revocation of re-application privileges and space forfeiture. Commencing January 1, 2023, a delinquent annual application and use fee may result in the following sequential consequences:

- Ten day notice to vacate the space or complete the application and pay the use fee;
- Final notice to vacate the space or the vehicle or trailer becomes subject to removal;
- Final notice to tow placed on vehicle or trailer;
- Tow process by authority of 22658a of the California Vehicle Code
- Suspension of privilege to apply for future space in RV lot

The owner of any vehicle or trailer that is removed by authority of this process is wholly responsible for any towing and storage fees incurred. The vehicle or trailer owner is entitled to appear or submit a written appeal to this action, for review by the Board of Directors, during the course of a regularly scheduled meeting.

4.9 30-Day Notice to Remove Recreational Vehicle or Trailer

By giving 30-day prior notice, the Common Area Association reserves the right of requiring any owner or resident to remove their recreational vehicle or trailer from the lot:

- For a period of up to two (2) weeks for purposes of maintaining the lot;

Community Property Management
751 E. Daily Dr., Suite 300 ~ Camarillo, CA 93010
Tel: (805) 987-8945 • Fax: (805) 987-7906 • E-mail: paul@cpm1.com

Camarillo Springs Common Area Association

Camarillo, CA 93012

- For a period of up to three (3) days for purposes of assuring that the vehicle is in operating condition;
- Permanently if the owner or resident has violated any of these Rules.

The holder of an RV lot permit shall have the continuing obligation to keep the Manager informed of their current address and daytime phone number(s). Once a 30-day notice has been sent to the permit holder's address on file with the Manager, the recreational vehicle or trailer may be towed at the permit holder's expense if it has not been removed by the date and time specified in the notice.

You are welcome to attend the Board meeting scheduled for February 14, 2022 at 5:00 PM at the Springs Clubhouse or via Zoom to provide any comments you may have regarding the proposed rule. You may also submit written comments by February 1, 2022, either by mailing them to Community Property Management, PO Box 2817, Camarillo, CA 93011-2817, Attn: Paul Saccoccio; or via email to paul@cpm1.com.

At the Board meeting, the Board will hear and consider comments from homeowners and determine whether to formally adopt the rule. Please understand that only the Board has the legal authority to vote on a rule for the community. This is not an amendment to the Association's CC&Rs or Bylaws and therefore does not require a vote of the members. It will enhance the Board's ability to efficiently and effectively conduct Association business.

Sincerely,
On Behalf of Camarillo Springs Common Area

Paul Saccoccio, CCAM, CMCA, AMS
Community Manager

Community Property Management
751 E. Daily Dr., Suite 300 ~ Camarillo, CA 93010
Tel: (805) 987-8945 • Fax: (805) 987-7906 • E-mail: paul@cpm1.com