



26850 Sun City Blvd. Sun City, California 92586-2948

Website: www.SunCityCivic.com • Phone: (951) 679-2311 • Fax: (951) 672-9542

CORBETT PARK APPLICANT

Please carefully read the "*Rules Governing the Use of Corbett Park*". If you agree to all the terms thereof, then please fill out the APPLICATION form, sign and date it on the designated lines. You are to keep the copy of the "*Rules Governing the Use of Corbett Park*" for your files.

The **Application Form** should be filled out as completely as possible and returned to the SCCA office. When you come in to sign up for your space, please bring *all* the following with you, in order for you to be assigned a space in Corbett Park.

1. **Copy** of your current valid registration for the vehicle.
(NOT the "pink slip." Please)
2. **Copy** of proof of current insurance coverage.
Identification Card is sufficient.
3. **Copy** of your valid driver's license.
4. **Photograph** of your RV/Boat & Trailer to be parked in the space(s)
5. **Check (payable to SCCA)** to cover space fee and key fee
6. **Application & check list** filled out correctly

There is a one-time \$50.00 key deposit, required at sign up, which is refunded when the space is surrendered and the access key is returned. You will be charged \$50.00 for a lost/replacement key.

The annual parking fee is \$200.00, due July 1st and annually thereafter. First-year parking fees are pro-rated.

There are no parking fee refunds if the space is surrendered prior to the next renewal period.

THROUGHOUT THE YEAR AS YOUR DMV & INSURANCE EXPIRATION DATES CHANGE, A NEW UPDATED DOCUMENT NEEDS TO BE SUPPLIED TO THE SUN CITY CIVIC ASSOCIATION OFFICE. YOU MUST ALSO BE CURRENT WITH YOUR ASSOCIATION DUES AND MEMBERSHIP TO RENT A SPACE.

YOUR COOPERATION IS GREATLY APPRECIATED!



APPLICATION FOR R.V. PARKINGSPLACE IN CORBETT PARK FACILITY

NAME _____ Activity Card# _____

ADDRESS _____ PHONE _____

I request that I be assigned a parking space for the following Recreational Vehicle
Registered and in my name:

- Motor Home Travel Trailer 5TH Wheel Boat Trailer & Boat Camper Utility Trailer

MAKE _____ YEAR _____

LICENSE # _____ STATE _____

REGISTRATION Expiration Date _____ INSURANCE Expiration Date _____

MAXIMUM OVERALL LENGTH _____

APPROXIMATE.MARKET VALUE \$ _____

1. I have read, and have a copy of, the "RULES GOVERNING USE OF CORBETT PARK' and I do hereby agree to all the terms thereof. Failure to comply with such may result in the loss of the parking space.
- 2 I understand that no liability expressed or implied for any damage to any vehicle parked therein is assumed by the Sun City Civic Association. I also understand that I park my vehicle within the park at my own risk and assume all liability for any damages thereto.

SIGNED _____ DATE _____

SCCA USE ONLY:

SUCT1# _____

SPACE # ASSIGNED _____

STICKER # _____

VERIFIED BY _____

DATE _____



CORBETT PARK R.V. FACILITY

NEW SPACE HOLDER – CHECK LIST

I acknowledge that I have received and read the
“RULES GOVERNING THE USE OF CORBETT PARK”
I understand the rules as written and agree to abide by them.

Member _____ **Activity Card #** _____

Signature _____ **Date** _____

FOR SCCA OFFICE USE ONLY

SPACE # ASSIGNED _____ **STICKER** _____ **ACCT/UNIT#** _____

A space cannot be assigned (or renewed) until all required documentation is received. Check off the following Documentation as received and is on file.

_____ Copy of Current, operational, valid Registration for RV/Trailer Expiration _____

_____ Copy of Current Insurance on RV/TRAILER/BOAT Expiration _____

_____ Photograph of RV/BOAT

_____ Current Valid SCCA membership verified

_____ A/V – Occupancy Re-verification up-to-date

_____ Copy of Driver’s License

_____ Member in GOOD STANDING

_____ Pro-rata non-refundable parking space rental fee paid

_____ Refundable Gate Key Deposit and Key issued

_____ **Total Collected**

Verified _____ **Date** _____



June 26, 2014

REVISED RULES GOVERNING THE USE OF CORBETT PARK

LOCATION & DEFINITIONS: Corbett Park, located at 27161 Shadel Road in Sun City, CA. 92586, is a fenced parking facility for recreational vehicles owned by Eligible Residents in good standing, of the Sun City Civic Association (SCCA). The SCCA defines a recreational vehicle (RV) as a travel trailer, camper with pickup truck, motor home, boat with trailer, and an enclosed cargo or utility trailer in good repair and actively used. Vehicles displaying advertising will not be accepted. Corbett Park is not a long-term storage facility for RVs. The SCCA Board reserves the right to determine the eligibility of any vehicle to park in Corbett Park.

I. OWNERSHIP & ADMINISTRATION

The SCCA, as sole owner and administrator of Corbett Park will monitor and enforce compliance of all the Rules and Regulations set forth herein. No outside party or self-appointed monitor shall have any jurisdiction to enforce, change or authorize any of the foregoing rules governing Corbett Park. All and any changes will be discussed and agreed upon by the governing Board of Directors followed by a 30-day period whereby all residents have an opportunity to make comments and suggestions prior to that change going into effect. All Eligible Residents in good standing who pays for and accepts a parking space at Corbett Park agrees that they are using the facility at their own risk.

II. HOURS OF OPERATION & SECURITY

The operating hours for Corbett Park are 7:00 a.m. to 7:00 p.m., seven days a week. Corbett Park has an electronic alarm system in operation from 7:00 p.m. to 7:00 a.m. (known as "dark" hours) seven days a week. The gates may not be opened for access into or out of the facility during these dark hours. Fines WILL be imposed to the responsible party according to the Sun City Civic Association Enforcement and Fine Policy and parking privileges may be revoked or any subsequent offense. Anyone inside Corbett Park during dark hours will be considered an intruder and appropriate action will be taken. In addition to the existing flood lighting, the SCCA may provide, at its discretion, other appropriate means of security. Regardless of the method of security provided, the SCCA assumes no responsibility, or liability, expressed or implied, for any damage to any equipment, material, recreational vehicle (RV), or person, from any cause whatsoever, or any incident that may occur, in Corbett Park.



III. COLLECTION OF SPACE LEASE FEES & ASSIGNMENT OF PARKING SPACES

Available parking spaces will be leased only to Eligible Residents in good standing of the SCCA. The RV parked in Corbett Park must have current valid operational registration in the name of the Eligible Resident, and the current registration tags must be displayed on the license plate or hull of the RV.

The RV must be registered to a Sun City Civic Association Resident. RVs must be operable. Vehicle tow dollies for RVs are acceptable if attached to their rig and within the confines of the leased space. Boat trailers without boats may be stored in the Park while the boat is in the water. All boats MUST be properly covered and maintained. Any boat or other vehicle with loose, flapping or otherwise not maintained covers may be fined.

Parking spaces will be assigned at the discretion of the SCCA Office. The vehicle on record in the SCCA Office is the only vehicle that may be parked in the assigned space.

Duplication of gate keys, lending or transfer of gate keys to another person is strictly prohibited, and violators may be fined. Gate keys must be returned to the SCCA Office upon termination of space lease. Possession of a gate key to Corbett Park is a privilege exclusive for the space holder's use. Should you have need of a guest/worker/outside family member to access the park, the space holder must provide access personally and accompany guest while in said park; ensuring that all locks are secure upon exiting Corbett RV Park.

IV. First Time Applicants

The following must be provided to the staff before they can assign a parking space:

1. A copy of current valid Registration and the name of the Eligible Resident In Good Standing of the vehicle to be parked in Corbett Park, will be kept on file in the SCCA Office.
2. A copy of the proof of insurance for the vehicle to be parked in the space.
3. Payment of the current annual parking space lease fee, which is non-refundable if you should vacate your space prior to the end of your lease for any reason.
4. Payment of the current fee for a gate key; a portion of which is considered a deposit and will be refunded upon return of the key.
5. A photograph of the vehicle to be parked in the space.
6. Copy of valid driver's license or Photo ID.



Upon receipt of the required documentation and fees the SCCA Office will provide the owner of the RV a copy of the current Rules Governing the Use of Corbett Park, a Gate key and a parking sticker which will need to be placed inside the lower left hand corner of the vehicle window.

V. **Annual Renewal**

Parking space renewals will be mailed annually by June 1st. Renewals will be mailed only to current, qualified SCCA Eligible Residents in good standing. The Annual Lease Fee must be returned by mail and received in the SCCA Office no later than July 1st. Renewal fees NOT received by July 14th will automatically be assumed as terminated, and owners WILL be asked to remove their vehicle. Copies of the current valid operational registration and proof of insurance for the RV must accompany the payment of the Annual Fee.

When an RV is sold or replaced, a copy of the operational registration and proof of insurance for the new vehicle must be brought into the SCCA Office immediately. Periodic inspections will be made at the facility to verify that the vehicle parked in the space is the one on file in the Office.

PLEASE NOTE: WHEN AN ELIGIBLE RESIDENT NO LONGER NEEDS THE PARKING SPACE THEY ARE LEASING, THE GATE KEY MUST BE RETURNED TO THE OFFICE. THERE IS NO PRORATED REFUND OF THE ANNUAL PARKING SPACE LEASE FEE, UNLESS THE SCCA INSISTS THAT THE SPACE BE VACATED FOR VIOLATION OR INFRINGEMENT.

WAITING LIST

A waiting list of persons who wish to lease a parking space at Corbett Park will be maintained in the SCCA Office. Available parking spaces will be assigned on a "first come, first served" basis. The procedures outlined in section IV will be followed when assigning an available space. The annual fee will be prorated for the number of months remaining in that year on a new lease.

VI. **RV PARKING**

RVs parked in Corbett Park must display a current valid license plate at all times. Boats must display current valid registration sticker as well as a current license plate on the boat trailer. Absence of a registered vehicle six (6) months or longer from its assigned space, without written notification to the SCCA Office, shall be cause for cancellation of the member's parking privileges, and the space will be reassigned. RVs must be parked in an orderly manner, properly secured, and must not extend beyond the boundaries of the assigned space. The RV must not extend into the path of the security beams along the fence lines and roadways.



The Eligible Resident, in good standing, leasing the parking space is responsible for keeping their space free of weeds, trash and debris. Fines WILL be imposed to the responsible party according to the Sun City Civic Association Enforcement and Fine Policy, if the space is not properly maintained.

Trash receptacles are not provided on the premises, and disposal of trash in Corbett Park is strictly prohibited. Each resident leasing a parking space in Corbett Park is responsible for disposing of their trash in a responsible manner. Wheel covers must be neat and in good condition. Wheel covers and other items must not be left in the space when the RV is not parked there. Nothing may be stored in the path of the security beams along the fences. If the Eligible Resident has not removed any such articles upon notification by the SCCA, the SCCA will remove them at the member's expense, in addition to fines being imposed. No temporary or permanent storage sheds or other structures are allowed. In the event a registered RV is not occupying its assigned space due to repairs, etc., the Eligible Resident may park their automobile in that space for a period not to exceed seventy-two (72) hours. The SCCA Office MUST BE NOTIFIED IN ADVANCE of such situation.

Washing, painting, and/or major repairs of RVs or equipment within Corbett Park or adjacent areas is strictly prohibited. Used oil and used parts must be disposed of properly.

All propane gas valves must be closed before the RV enters Corbett Park. Under no circumstances may any gas valve, internal or external, be turned on while the RV is within the facility. Violators WILL be severely fined, and held liable for any damages to the property, neighboring properties, or other vehicles in Corbett Park.

The SCCA will remove weeds on the perimeter, spaces not leased and in main aisles of the facility. The SCCA will also maintain security systems, fences, gates, locks, lights, and access roads.

RULES WILL BE STRICTLY ENFORCED WITH NO EXCEPTIONS. ANY VIOLATION OF THE RULES MAY RESULT IN REVOCATION OF PARKING PRIVILEGES AND/OR FINES. RESIDENTS WILL BE NOTIFIED VIA FIRST CLASS AND CERTIFIED U.S. MAIL "RETURN RECEIPT REQUESTED", THAT THEY HAVE (14) FOURTEEN DAYS TO CORRECT A VIOLATION. IF THE VIOLATION IS NOT CORRECTED, THE SCCA MAY HAVE THE RV TOWED FROM THE FACILITY AND IMPOUNDED AT THE OWNER'S EXPENSE.



Any Eligible Resident who has an assigned space in Corbett Park assumes liability for any damages to the facility caused by the member. Questions regarding the rules governing the use of Corbett Park should be directed to the SCCA Office, 26850 Sun City Blvd, Sun City, CA. You may also call the SCCA Office at 951-679-2311.



July 1, 2014

To All Corbett Park Space Holders

This is just a gentle reminder that each member with a leased space in Corbett Park is responsible for the upkeep and maintenance of their individual space (including weeds abatement).

We encourage you to get the most current copy of the rules and regulations for Corbett park so that you may eliminate any change incurring a violation and/or fine. Please be mindful that violation letters for unkempt space will be mailed out.

We certainly appreciate your cooperation with this request. If we can be of further assistance to you, please feel free to contact member services at:

SUN CITY CIVIC ASSOCIATION

951-679-2311

Member Name

Date