

On the Mountain Marine and Storage

- On the Mountain Inc.-

Appendix A

Rules and Regulations

On the Mountain Marine and Storage (OTMMS), has set up the following rules and regulations. We appreciate your full compliance with these rules to maintain a safe and orderly facility for your use and convenience. Security is of the highest priority at OTMMS. We are regulated by the California and Professions Code Chapter 10 (commencing with section 21700).

1. We reserve the right to inspect all goods on entry to units.
2. **Renters must not use the premises for unlawful purposes.**
3. Sleeping and /or living or keeping of pets is NOT permitted in the storage units. Children must be under adult supervision at all times. Dogs or other pets must remain in your vehicle.
4. **THE FOLLOWING ACTIVITIES ARE NOT PERMITTED AND WILL RESULT IN THE IMMEDIATE TERMINATION OF YOUR LEASE:**
 - a. Storage of illegal or prohibited items;
 - b. Use of the facility for repairing, cleaning or working on motor vehicles, boats, furniture or equipment.
 - c. NO Smoking or vaping within our gates and property (Inside or out)
5. **THE SPEED LIMIT IS 5 MPH. DO NOT SPEED!**
6. NO PARKING OF VEHICLES IS PERMITTED EXCEPT FOR LOADING AND UNLOADING. Please park close to your unit to allow other vehicles to pass. Any vehicles parked on facility grounds after closing will be considered abandoned and will be towed at your expense.
7. Electric outlets and / or lights are to be used only as light fixtures, and only when you are present. **Do not plug electrical appliances into outlets.**
8. Rent is due in advance, each month, on the first day of the month. Rent not received within 5 days of the first is late, and will be assessed late charges as set forth in your contract and State Law. ALL PAYMENTS MADE TO SATISFY OUTSTANDING LIEN AMOUNTS, IN CASH, NO CREDIT CARD PAYMENTS WILL BE ACCEPTED FOR LATE PAYMENTS OR LIEN PAYMENTS.
9. A \$45 returned check fee will be charged for all returned checks. You may lose the privilege of paying any future rents by personal check. If your check is

dishonored, OTMMS may require that all future rent shall be paid by cash, OR PAYPAL.

10. Ten days notice of termination is required. You must come into the office and notify us when your unit is cleaned out. If no notice is given, rent will continue to be charged. Vacated units must be left clean and unlocked. Rent continues until you have notified the office in person that the unit is vacated, unlocked, returned to its original condition and the space has been inspected by our staff.
11. It is the renter's responsibility to keep OTMMS informed of their current address and telephone number. **BY LAW ALL CHANGES OF ADDRESS MUST BE IN WRITING.**
12. The gates are open from 8am to 5pm Monday through Friday, 9am to 2 pm on Saturday and BY APPOINTMENT Sunday. LAST ENTRANCE IS ALWAYS 15 MINUTES BEFORE CLOSING TIME. After closing time, the storage facility is OFF LIMITS to storage customers and the public. Violators are subject to arrest for trespassing. The office hours are posted on a sign by the office.
13. **SECURITY OF YOUR UNIT IS YOUR RESPONSIBILITY. DO NOT GIVE OUT KEY OR ENTRY TO UNAUTHORIZED PERSONS.**
14. You are responsible for insuring your stored property. You are responsible for any risk of loss to your goods. OTMMS recommends storing items on pallets and covering all items.
15. PLEASE REMEMBER, SECURITY IS EVERYONE'S JOB.

I have read and understand the rules and regulations for On the Mountain Marine and Storage.

_____. _____
Name – UNIT # , Space & Date