

Egret Landing Property Owners Association, Inc.

Storage Lot Rules & Regulations

GENERAL RULE:

- The Storage Lot spaces are to be used by ELPOA members in good standing only and the required paperwork must have the matching address.
- Storage spaces are for the following vehicles only:
 - Boats/Personal Watercraft
 - Trailers
 - Recreational vehicles (RV) as defined by FL Statute 320.01(1)(b)1-8.
 - Utility trailers/commercial vehicles.
- A rental agreement may not be issued unless a proper vehicle and documents are submitted.
- All storage lot boats, personal watercraft, recreational vehicles and commercial vehicles must have current registration and insurance. Trailers must have current registration. Personal watercraft that are non-motor powered and are less than 16ft in length are not required to be titled and registered. Any personal watercraft that are non-motor powered and over 16ft in length such as canoes, kayaks, racing shells, or rowing sculls are required to be titled.
- Renters must carry the proper amount of property damage liability insurance: \$100,000 for all recreational vehicles, boats, and commercial vehicles. Jet Skis (personal watercraft) should have no less than \$25,000.
- All Rental Agreements will be executed by the on-site property management company representative, with assistance/oversight of the ELPOA.
- Subletting of spaces is prohibited.
- Records of the current space rentals, as well as any wait list, will be kept by the onsite property management company representative, with assistance/oversight of the ELPOA.
- All requests/applications should be made via email to the ELPOA office in the Clubhouse to maintain appropriate date/timestamp information for record keeping.
- The storage lot wait list will be posted on the Egret Landing Online Documents Portal and made available to residents as requested.
- Members cannot rent any more than two spaces in the storage lot at any one time.

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FEE SCHEDULE:

- \$100 non-refundable administration fee paid at time of rental.
- A monthly rental fee, the amount of which shall be determined and may be modified by the Board of Directors from time to time, payable quarterly.
- \$25 fee if a key fob is needed for boat lot access, otherwise ELOPA property management company representative can reprogram member's clubhouse fob.
- The rental fee will be paid quarterly and assessed in advance.
- Fees are set at the discretion of the Board of Directors.
- Minimum rental term is 1 quarter (3 months)
- Advance written notice of 30 days is required for cancellations of rental contract.

APPLICATION/RENTAL PROCESS:

- Members must submit or email Application for a storage space to the ELPOA office, including the following information: name, address, email address, phone number, and description and picture of the vehicle.
- If no space is available, members will be placed on the waiting list.
- The waiting list will always be maintained on the date/time order requests were made.
- When a space becomes available, the member at the top of the waiting list will be contacted by email (if enrolled) and phone and have 48 hours to respond before moving to the next member's name on the list. If the member declines the available space, the property manager will ask the member if they wish to remain on the list. After the third decline the members will be removed from the list and can submit their interest for a space when ready. Members will continue to be contacted from the top of the waiting list down until one is identified that is interested in the open space.
- Rental agreements, fees, picture(s), current registration, and insurance declarations page showing expiration date of policy must be provided at time of application.
- In lieu of registration/insurance, an executed sales contract must be submitted, or a purchase made within 90 days of an approved and signed rental agreement.
- A renter using this exception will have 90 days to fill their space, up to 180 days with an executed sales contract, otherwise their rental agreement will be cancelled. Application and rental fees for this period are non-refundable. No fob will be issued during this 90-day period until the space is filled.
- No renters will be allowed to rent a space or have access to the Storage Lot (key fob) unless all these items have been provided and the Rental Agreement has been executed by both the Egret Landing Property Manager (as designated by the board) and the Renter.
- A key fob to access the Storage Lot, if needed, will be provided upon completion of all the required paperwork.

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STORAGE LOT OPERATIONAL RULES:

- Hours of full access are from 5:00am until 11:00pm Monday through Sunday. 11 P.M.- 5 A.M. Monday through Sunday are limited access hours for pick up and drop off only.
- Maintenance and running of engines, and any other loud activities are allowed from 8:00am-6:00pm, Monday- Friday and 10:00am- 6:00pm, Saturday and Sunday.
- Renters should be mindful of noise out of courtesy of neighbors.
- Animals are not permitted to be off leash in the Storage Lot
- Minor repairs and maintenance may be conducted in the Storage Lot
- Any spills of oil, gasoline, anti-freeze, or other chemicals must be cleaned up immediately, with no residue remaining.
- Holding tanks are not to be pumped or emptied in the Storage Lot
- Vehicles must fit completely within each space.
- Spaces must be kept clean and in an orderly fashion.
- Recreation vehicles, boats/personal watercraft, trailers, and commercial vehicles must be operational, maintained, and be clean in appearance.
- No storage bins/cabinets or other items are permitted to be stored inside/behind Spaces except for a "dock box", approved by the property manager, that fits within the space.
- Renters are liable for all damages to storage space/other vessels/vehicles in the lot as caused by maintenance, operation, or movement of their vessel/vehicle.
- Renters must ensure the gate is closed/locked when leaving. Failure to do so will result in a \$100 fine. After three times leaving the gate open within a rolling 12-month period, the homeowner's rental agreement will be cancelled, and their property will have to be removed from the storage lot.
- Each space agreement is for 1 vehicle. 1 or 2 Jet Skis are considered 1 vehicle. The registered trailer for vehicles is not considered a second vehicle.
- All renters must submit their renewal documents (registration, insurance, picture) before the documents expire. A late fee of \$100 will be automatically issued 10 days post expiration of the document. Continued non-submittal of renewed documents will lead to cancellation of the rental contract.

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VIOLATIONS/FINE SCHEDULE:

- The property manager will make weekly checks of the storage lot to verify rules are adhered to, as well as weekly review of current rental list to ensure documents are up to date.
- Renters found in violation of the rules stated above, or in default with regards to on time rental fees will be subject to the following:
 - If immediate action is required, the compliance/fines process will commence.
 - All other violations a first letter will be sent to the renter. After 30 days a second letter will be sent. After 14 days, final notice of fine and notice of hearing will be sent to renter.
- The board reserves the right at any time to cancel any rental contract that continues to fail to comply with the storage lot operational rules or is in default of payment of rental fees.
- Towing: The property manager, as directed by the board, will execute an agreement with a towing company to assist with the removal of any property due to no longer having a valid rental contract. All vehicles must be removed from the storage lot upon expiration of the rental agreement or upon cancellation of the rental agreement by the Board for failure to comply with the rules. Any vehicle not removed within ten days or expiration or cancellation, will be towed at renter's expense.