

# RIVERWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC.

## STORAGE AREA APPLICATION & KEY AGREEMENT

Name		Type of Vehicle	
Address*		Phone	
Email		Mfg Name/Make	
Slot #		Dimensions	
License Tag #/ State		Key Card #	
Card Issued By		PIN #	
Decal #		Decal #	

- All addresses must be the owner-occupied residence address in Riverwood.

A current copy of the current registration in your name must be attached to the application. A copy of the new registration must be submitted in the month of expiration.

As the residing deeded owner at the above address in Riverwood Plantation, and in consideration for being allowed to park my \_\_\_\_\_ (hereafter referred to as "property") in a space provided by Riverwood Plantation Homeowners Association, Inc. (RPHOA), I do hereby release RPHOA and hold them harmless from any and all claims and demands, actions, and causes of action, or for damages of any kind and nature whatsoever, arising out of the storage of said property upon the site provided by RPHOA.

I recognize that RPHOA is merely providing a location which I may park my Boat/Trailer/RV and that the RPHOA is not assuming any responsibility for personal injury of any kind arising out of the storage of my property. Storage is limited to licensed Boats/Trailers/RVs which are designed to be towed or are self powered.

It is further understood and agreed that any Property kept at this location must have a current, valid, legal registration and attached license plate. It must belong to the deed owner living at the above address. Additionally, all property requires a valid Riverwood Plantation issued decal prominently displayed on the front area (For trailers, easily visible on the tongue or winch brace) which should not be covered during use or storage.

Proof of current registration must be provided annually no later than the expiration date. Registration must be provided before vehicles/boats/trailers can be updated or changed and must be accepted and approved by RPHOA. Vehicles/boats/trailers without current tags will be towed without notice and at

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the owner's expense. Owners who fail to provide updated registration WITHIN 30 Days of expiration will have their key cards disabled until the current registration is provided. Key reset if disabled will be within Seven (7) days and not immediate.

Maximum length of 36 feet is the normal length limit. Some slots are limited to shorter lengths. Storage for vehicle length of over 36 feet is by exception and must be approved by the RPHOA Board and Storage Manager. No tents, covers, other articles or structures, can be used to "reserve" a space. Space allocation is at the direction of the Storage Manager and spaces can and will be rearranged to best accommodate the maximum storage. I understand I do not retain any rights to an individual space. Only one (1) space per homeowner regardless of the number of homes/lots owned in Riverwood Plantation until such time as vacant spaces exist and no one is on the waiting list. In that event, exceptions may be considered but could result in restricted or temporary contracts when the waiting list is again populated. No storage is authorized for friends, neighbors, relatives or tenants. No automobiles or motorcycles may be stored.

Area must be kept neat and clean by occupant. Property in the area must always be maintained in normal working condition and capable of and subject to immediate removal in the event of emergencies. Failure to respond to emergency movement request, may result in the loss or damage of Property. Periodic movement of Property will be required to facilitate normal grounds and perimeter maintenance. Advance notice will be provided for normal maintenance events. I assume all liability and agree to pay any towing/storage fees if I do not move my Property when requested to facilitate normal maintenance.

I agree to store my Property ONLY in the space assigned. I understand that it is required that the gate be locked when leaving the storage area. Owners who leave the gate unlocked and are not physically present in the storage area are subject to having their key card suspended. Suspension will occur if the gate is found unlocked. The last key card used will be suspended for 30 days. A second offence will result in the immediate loss of the storage space allocation. The key card issued is not to be provided to anyone not a resident of the above address. Each key card is individually coded to the resident and the assigned space.

I understand and agree that my Homeowners Association Assessments must be kept current. Residents whose dues/assessments/fees are over 30 days in arrears are subject to immediate key suspension and will remain suspended until the account is current. Residents with accounts more than 60 days delinquent will lose the storage space and may reapply when current. Residents with delinquent accounts must remove Property within ten (10) days of notice.

Required fees of \$100.00 annually for storage facility upkeep must be paid in advance and maintained current. Up to half of the annual fee will be reimbursed if the assigned space is vacated, with prior notification, prior to the six month point in the annual contract.

It is further understood and agreed that when I permanently vacate the space, I will advise the RPHOA within 48 hours of such, for the vacant space to be made available to another homeowner. No space may remain empty for more than 30 days without advising RPHOA Management. Approval for extended

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space vacancy of up to 90 days may be approved providing all assessments will remain current and that registrations will remain valid for the period of vacancy.

I certify that the above information given is correct and truthful, and any violation may result in the termination of this contract and my Property being towed at my expense.

NOTE: There have been incidents of vandalism reported in the storage area. The area is not currently equipped with cameras or other monitoring devices, but RPHOA reserves the right to do so at any time. Any vandalism or mischief should be reported to RPHOA and the police for possible prosecution. Vandalism or abuse of facilities on the part of residents or members of their household using the storage area will result in revocation of storage facility privileges at the discretion of the RPHOA Board and management.

The Riverwood Plantation Homeowners Association, Inc. reserves the right to cancel this agreement at any time.

**I HAVE READ AND UNDERSTAND THE ABOVE AND ACKNOWLEDGE RECEIPT OF THE KEY TO THE STORAGE AREA AND AGREE TO PAY A \$25.00 LOST CARD FEE.**

<b>Owner's Signature</b>	
<b>Date</b>	
<b>Witness:</b>	

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