

MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOCKWOOD FOLLY

Article X

Section 18: Property Owners Association Storage Area: (commonly referred to as the boat storage area)

Use of the Storage Area shall be limited to **One Space** per Dwelling or Dwelling under construction in Lockwood Folly. Owners must have the item(s) to be stored in their possession at the time a request form is submitted to the POA Board of Directors. Once a space has been assigned it must be occupied on a continuous basis. Vacancies of longer than 30 consecutive days, without written approval from the POA or its representative, will result in the forfeiture of the space without refund of any fees.

The Storage Area is limited **exclusively** to boats and boat trailers, personal water craft, Recreational vehicles such as motor homes or campers; size restrictions of any item stored may apply. All stored items must be Legally Registered to the property owner, in good working order and appearance. The POA reserves the right to refuse any application without cause.

If an unapproved item(s) has been placed in the Storage Area the owner of the item(s) in that space will be notified and if the item(s) has not been removed within the allotted time frame the POA Board of Directors will have the right to have the item(s) removed to a junkyard, county landfill or a salvage yard at the owners expense plus any fines. Unpaid fines and expenses will be added to the owner's annual assessment.

Being a resident or property owner in Lockwood Folly does not guarantee or entitle anyone to a Storage Space even if the Rules of Eligibility are met, due to space limitations.

The POA Board of Directors may establish a use policy placing further restrictions and a fee schedule on the use of the storage area as it deems necessary. The Board of Directors reserves the right to change the Usage Rules at anytime by giving residents and property owners at least 60 days notice.