

**LILY LAKE PROPERTY OWNER'S ASSOCIATION
STORAGE LOT USER'S GUIDE
RULES & REGULATIONS**

I. PURPOSE

This *Lily Lake POA Storage Lot User's Guide* provides information and guidance to the resident who has been assigned a storage site. Described herein are the procedures a resident must follow for obtaining a site, and associated resident responsibilities once a site has been accepted.

The type of equipment authorized to be stored in the lot is identified, as well as the restrictions that apply.

II. MANAGEMENT

Overall management of the storage lot is the responsibility of the Lily Lake Board of Directors (BOD). A Storage Lot Coordinator assigned by the BOD is the point of contact for all matters relating to the Storage Lot. The Coordinator's responsibilities include overseeing all activities related to site assignment, site maintenance, and resolution of issues and concerns brought forth by the residents. The Coordinator will ensure that all residents requesting a site adhere to the requirements contained in this document. In the Coordinator's absence, an alternate Point of Contact will be identified who will temporarily assume the Coordinator's responsibilities. The Coordinator will notify the BOD regarding all issues and concerns beyond the scope of the Coordinator's responsibilities.

III. ELIGIBILITY

All Lily Lake POA members (residents) with equipment requiring storage are eligible for site assignment in the storage lot. All residents utilizing the Storage Compound must complete a Storage Compound Users form provided by the POA office. Site assignment is on a first come, first served basis. A waiting list will be maintained for residents requesting a site if the lot is full. Multiple site assignment is based on availability. The size of the lot assigned will be determined by need and availability. All sites assigned are for the exclusive use of the resident; however, residents owning smaller units, i.e. boats, small trailers, etc. may SHARE a site. The resident who is signed up for the site will be required to pay all fees and will be responsible for collection of fees from residents sharing their site. Residents who no longer own the equipment identified in the application form, will immediately surrender the site and return the gate key to the Coordinator. Sites will only be assigned through the POA office; consequently, you may not assign your site to someone else without the BOD approval. Upon termination of a renter's need for a site, any improvements made by the resident to his/her site will need to be removed by the resident or they will become the property of the POA.

Equipment authorized to be stored in the lot includes:

RV & RV related items such as:

- Motor homes
- 5th wheels
- Travel trailers
- Water craft
- Motorcycles
- Utility trailers
- Tow trailers/dollies

A limited number of storage sheds may be positioned in the lot. Residents desiring a site for a storage shed must submit a request in writing to the BOD, via the Coordinator, describing the shed and its measurements. No residents shed larger than 8' x 10' will be allowed. All persons utilizing the compound for storage of equipment, including sheds, etc. must complete a Compound Users form describing their equipment/building and includes contact name, address and phone number(s). This is required in order that the Coordinator be able to contact the owner if the need arises.

IV. RESPONSIBILITIES

Residents accepting a site assignment agree to abide by all the terms and conditions previously outlined, and the rules and regulations identified later in this document. Every effort will be made to act responsibly and respect other resident's equipment. Damage to other equipment or property in the lot must be reported and resolved immediately. Contact the POA to seek assistance in identifying the owner of the damaged property if necessary. Lawn maintenance in the storage lot will be provided by the POA. Residents will control weeds and grass immediately around and under the equipment. Installation of posts, fences, covers, ramps, hoists, etc., requires approval of the BOD. Residents must obtain BOD approval prior to putting down a concrete, asphalt, or gravel pad. As mentioned above, any improvements made to the site that is not removed when the resident gives up the site will become property of the POA.

V. SECURITY

Access to the storage lot is restricted to residents with sites assigned and renters having a need for temporary storage of car caddies, etc. The access gate is to be locked at all times, except when exiting or entering. Residents are responsible for the security of their own and/or their renter's equipment and should lock their vehicles at all times. Any indication of theft or breaking or entering should be reported to the POA and the applicable law enforcement agency.

VI. RULES AND REGULATIONS

The following rules and regulations have been established to ensure the safe, efficient, and equitable operation of the storage lot.

- Slideout rooms may be opened for cleaning or maintenance. They will not be left in the extended position following completion of this activity.
- No flammable or other dangerous material will be stored on the site.
- Tow vehicles may be parked on the same site as the RV, space permitting.
- No washing of equipment on site allowed.
- No spray painting.
- No dumping of black water, gray water, or any other harmful materials in the compound area is allowed.
- Unauthorized equipment placed in the lot will be removed at owner's expense.
- Residents must be considerate of their neighbors and avoid any activity or action that may be annoying or obnoxious to others.
- Residents should make every effort to keep the site clean and neat. Containers, equipment, and trash should not be allowed to accumulate and become unsightly.
- Residents accepting a site assignment agree to abide by all the provisions contained in this document.

VII. FEES/REGISTRATION

Residents desiring a storage site will contact the POA Office and request assignment of a site. An application/registration form provided by the POA will be completed. This form identifies the resident and the equipment to be stored, and instructs the resident in the responsibilities associated with site assignment.

An annual fee will be charged for each site assigned to a resident. Fees will not be prorated or refunded. The POA Board of Directors will establish the amount of the fee.

These rules and regulations may be amended or added to at any time upon the approval of the Lily Lake Board of Directors.

Amendment #1
to
Storage Area Users Guide
11/12/04

1. Only those registered for a storage site are allowed in the storage area.
2. No walking of pets in the storage area.
3. Park only in your assigned area. Pay particular attention to site stakes, front & rear, matching blue to blue and orange to orange. Park your unit as near to the middle of the site as you can so that you do not infringe on your neighbor. If you crowd your site lines, your neighbor might have trouble getting in or out of their site or unit.
4. Park nothing in the storage area until it is registered.
5. Nothing on the ground under or around your unit. Tow dollies are allowed if your site can accommodate it.
6. No grass killer on your site to control weeds and grass.
7. No name signs, site number signs on sites or fences. Necessary signs will be provided by the POA.
8. No swapping or changing sites without POA permission.
9. If you change RV's, boats, or utility trailers, update your registration with the storage lot coordinator.
10. If you sell your Lily Lake Property, you must remove your units from the storage area.
11. If you sell your RV, boat, or utility trailer or storage shed, the new owner must register the unit with the storage lot coordinator for the site assignment.

Amendment #2

Lily Lake Storage Lot Users Guide

Temporary Storage:

The primary purpose of the storage compound is to provide storage for the owners of property at Lily Lake. First priority for the storage sites is for those owning vehicles requiring storage who have no alternative storage location and who pay a yearly fee for the space in the compound. Second priority is for those who have an alternative storage location, i.e., RV ports and who also pay a yearly fee for a storage site. Third priority is provided for those property owners who have a need for storage on a temporary basis, i.e., renters, overnighters, etc. In these instances, temporary storage will be provided on an as available basis as follows:

- 1. For those requiring storage for less than 2 weeks, a temporary location may be obtained from the storage site coordinator at no cost.**
- 2. For those requiring storage for more than 2 weeks but less than 4 months, a site may be available for a fee of \$25.00 per month as long as space is available to satisfy such needs.**

As more and more storage locations are needed to satisfy first priority needs, storage sites will be taken from third priority locations to satisfy these needs. As more space are needed for first priority needs, second priority spaces will be taken from those having alternative space available i.e., motor ports, etc.

Lily Lake Storage Area Parking Decal Placement

The Decal should be easily visible from the front of the unit or storage shed.

Mobile Homes:

Class A, Class B, or Class C

Place the decal on the front lower right corner of the windshield. Alternative: Affix the decal to a suitable bracket/holder and place the decal on top of the right front corner of the dash.

5th wheel Trailers:

Affix the decal to the right side of the king pin box. Alternative: Affix the decal to a right side window near the door.

Utility Trailers, Boat Trailers, Tow Dollies, Etc:

Place the decal on the right side of the "A" frame or on the jack handle column.

Storage Sheds:

Place the decal on the front of the shed.

Each piece of equipment on a site will have a parking decal IE; A Coach and a Tow Dolly, a Boat and a Utility Trailer, etc.

**LILY LAKE PROPERTY OWNER'S ASSOCIATION
STORAGE LOT USER'S GUIDE
AMENDMENT #3 - SHED SPACE LOTS
December 10, 2018**

The POA Board is in control of the "shed space lots" in the Storage Compound. An Owner renting a shed space lot as per the Storage Lot Coordinator may, in good standing, keep the lot as long as he is a property owner, and or wishes to vacate the shed space lot. The shed space lot once vacated reverts back to the POA Board for re-assignment as per the Storage Lot Coordinator.

The Storage Lot Coordinator is responsible for assigning "shed space lots".

With a limited amount of "shed space lots" available, spaces will be assigned using the following guidelines and restrictions.

1. Shed space lots will be assigned to "Lily Lake Owners" only.
2. Shed space lots will be restricted to "one" shed space lot per Lily Lake Owner.
3. Shed size shall be 8' X 10', with the door located on the 8' end only.
4. Sheds placed on the shed space lot belongs to the Lily Lake Owner assigned to the shed space lot. Sheds shall be maintained in a "good state of repair" and be subject to cleaning and repair as may be deemed necessary and at the discretion of the Storage Lot Coordinator.
5. Lily Lake Owners seeking a "shed space lot" will be placed on a "waiting list" prepared and maintained by the Storage Lot Coordinator.
6. Shed space lots will be allotted or assigned at the discretion of the Storage Lot Coordinator who will refer to the shed space lot "waiting list". Every reasonable attempt will be made to accommodate the highest name on the waiting list.

7. The POA assigns all spaces in the storage compound. Lily Lake Owners renting a shed space lot have no authority to "sublet" or carry the rental over to any other owner. Example, an owner can not indicate in the sale of his property that a space in the storage compound goes with it.
8. Shed ownership belongs to the Lily Lake Owner who has placed the shed on the shed space lot, or who has purchased the existing shed from an owner vacating the shed space lot.
9. Vacating a "Shed Space Lot". Upon the sale of the property of the Lily Lake Owner, or the desire to vacate the assigned shed space lot, the assignment of the shed space lot reverts back to the Shed Lot Coordinator for re-assignment to a Lily Lake Owner.
10. Lily Lake Owner options when vacating a shed space lot are:
 1. Remove the shed, leaving the shed space lot vacant and in good repair.
 2. Sell the shed to a Lily Lake Owner seeking a shed lot space. The procedure for this would be to contact the Storage Lot Coordinator and inform him/her of the intention to vacate the shed space lot and the desire to sell the shed, stating a reasonable and fair "selling price" for the shed. The Storage Lot Coordinator will review the "waiting list" and attempt to coordinate communication between the parties.
11. Sharing a shed space lot; The POA will assign a shed space lot to ONE owner only. The owner named on the assignment will be responsible for payment of the rental fee. In the event an owner "shares" a shed space lot, the name of the owner sharing must be identified to the Storage Lot Coordinator. In the event one party to the sharing arrangement ends the sharing arrangement, the shed lot space will revert to the remaining sharing owner.
EXCEPTION: In the event the remaining shared owner has an existing shed space lot, the lot will revert back to the POA Storage Lot Coordinator as per Item #10.2 above. In the event the remaining sharing owner no longer requires the shed space lot, the shed space lot reverts to the POA Storage Lot Coordinator for re-assignment.

**LILY LAKE PROPERTY OWNER'S ASSOCIATION
STORAGE LOT USER'S GUIDE
AMENDMENT #4 - SHED SPACE LOTS
March 24, 2023**

The POA Board is in control of the "shed space lots" in the Storage Compound. An Owner renting a shed space lot as per the Storage Lot Coordinator may, in good standing, keep the lot as long as he is a property owner, and or wishes to vacate the shed space lot. The shed space lot once vacated reverts back to the POA Board for reassignment as per the Storage Lot Coordinator.

The Storage Lot Coordinator is responsible for assigning shed space lots.

With a limited amount of shed space lots available, spaces will be assigned using the following guidelines and restrictions.

1. Shed space lots will be assigned to Lily Lake Owners only.
2. Shed space lots will be restricted to one shed space lot per Lily Lake Owner.
3. Shed size shall be 8' x 10' x 9' in height, with the door located on the 8' end only.
4. Sheds placed on the shed space lot belongs to the Lily Lake Owner assigned to the shed space lot. Sheds shall be maintained in a good state of repair and be subject to cleaning and repair as may be deemed necessary and at the discretion of the Storage Lot Coordinator.
5. Lily Lake Owners seeking a shed space lot will be placed on a waiting list prepared and maintained by the Storage Lot Coordinator.
6. Shed space lots will be allotted or assigned at the discretion of the Storage Lot Coordinator who will refer to the shed space lot waiting list. Every reasonable attempt will be made to accommodate the highest name on the waiting list.

7. The POA assigns all spaces in the storage compound. Lily Lake Owners renting a shed space lot have no authority to sublet or carry the rental over to any other owner. Example, an owner cannot indicate in the sale of his property that a space in the storage compound goes with it.
8. Shed ownership belongs to the Lily Lake Owner who has placed the shed on the shed space lot, or who has purchased the existing shed from an owner vacating the shed space lot.
9. Lily Lake Owner options when vacating a shed space lot are:
 1. Remove the shed, leaving the shed space lot vacant and in good repair.
 2. Sell the shed to a Lily Lake Owner seeking a shed lot space.
10. Sharing a shed space lot: The POA will assign a shed space lot to ONE owner only. The owner named on the assignment will be responsible for payment of the rental fee. In the event an owner shares a shed space lot, the name of the owner sharing must be identified to the Storage Lot Coordinator. In the event one party to the sharing arrangement ends the sharing arrangement, the shed lot space will revert to the remaining sharing owner.
EXCEPTION: In the event the remaining shared owner has an existing shed space lot, the lot will revert back to the POA.