

Harbor Cove, Resident Owned Community, Inc.
Compound Storage Agreement
Effective Jan 1, 2011

STORAGE SPACE #: _____

<input type="checkbox"/>	SHARE HOLDER
<input type="checkbox"/>	RENTER
<input type="checkbox"/>	LEASEHOLDER
<input type="checkbox"/>	SEASONAL RENTER
<input type="checkbox"/>	SECOND SPACE

Harbor Cove R. O. C. and _____, hereby agree to the following:
Resident Name (Please Print)

- 1 All storage spaces are assigned on a first come, first served, space available basis, based on size, use and personal ability of owner. Spaces shall be assigned only by the manager or his/her designee and may be changed by Management as needed. Owners of the stored property must be the resident of the unit to which the space relates.
- 2 All vehicles and powerboats shall be registered for the current year. The Manager reserves the right to have any non-compliant item towed from the premises, at the owner's expense, if the owner of said item does not produce proof of registration within ten (10) days of receipt of written request. Only trailers will be permitted in the compound unregistered.
- 3 The storage area is for the sole use of Harbor Cove Residents and all items must be Registered to the Resident and the spaces are not transferable by the Resident.
- 4 Residents shall remove any property from the storage area on or before the termination of his/her tenancy.
- 5 Residents shall be solely responsible for the safekeeping and security of any item stored in the above mentioned storage area.
- 6 Stored property must be maintained in a clean, safe and operable condition. (Rusted/rotten units, flat tires. broken glass etc., will not be permitted.)
- 7 Residents with 99 year Leases or Residents requiring an additional space may elect to use one of the following three (3) choices to obtain that space:
 - a. Pay an annual fee established by the Board of Directors for each space to Harbor Cove Resident Owned Community at the Association Office by the 15th of January. This will ensure a space for the upcoming year. \$240.00 per year
 - b. Pay a fee established by the Board of Directors for six (6) months for each space with no space guarantee. This will be payable to Harbor Cove Resident Owned Community at the Association Office on the assignment of the space. \$130.00
 - c. Pay a fee established by the Board of Directors for three (3) months for each space with no space guarantee. This will be payable to Harbor Cove Resident Owned Community at the Association Office on the assignment of the space. \$70.00
- 8 An annual NonRefundable User Fee set by the Board of Directors will be charged for each space to anyone assigned a space or spaces in the Compound. \$60.00
- 9 Residents in non-payment status or not complying with Compound Rules will first be provided a verbal warning from the manager or designee. Failure to comply or otherwise resolve the situation within seven (7) days, or as determined by the manager, will result in the Association issuing a Notice of Termination of the ResidentsCompound Storage Agreement. The Resident will then be required to vacate the assigned compound space within seven (7) days from the date of the notice. Failure of the Resident to vacate the space within the designated period will result in legal action.

Harbor Cove, Resident Owned Community, Inc.
Marina Slip Agreement
Effective Jan 1, 2011

MARINA SLIP #: _____

<input type="checkbox"/>	SHARE HOLDER
<input type="checkbox"/>	RENTER
<input type="checkbox"/>	LEASEHOLDER
<input type="checkbox"/>	SEASONAL RENTER

Harbor Cove R. O. C. and _____, hereby agree to the following:
Resident Name (Please Print)

- 1 All Marina Slips are assigned on a first come, first served, space available basis, based on size, use and personal ability of owner. Spaces shall be assigned only by the manager or his/her designee and may be changed by Management as needed. A waiting list will be maintained and posted. Owners of the stored property must be the resident of the unit to which the space relates.
- 2 All powerboats shall be registered for the current year. The Manager reserves the right to have any non-compliant boat towed from the premises, at the owner's expense, if the owner of said boat does not produce proof of registration within ten (10) days of receipt of written request.
- 3 The Marina is for the sole use of Harbor Cove Residents and all boats must be Registered to the Resident and the slips are not transferable by the Resident. Residents must provide proof of boat insurance.
- 4 Residents shall remove their boat from the Marina on or before the termination of his/her tenancy.
- 5 Residents shall be solely responsible for the safekeeping and security of their boat stored in the above mentioned Marina.
- 6 All boats must be maintained in a clean, safe and operable condition.
- 7 Residents with 99 year Leases shall pay the current rate of \$25.00 per month or may elect to use one of the following three choices.
 - a. Pay an annual fee established by the Board of Directors for each slip to Harbor Cove Resident Owned Community at the Association Office by the 15th of January. This will ensure a slip for the upcoming year. \$300.00 per year
 - b. Pay a fee established by the Board of Directors for six (6) months for each slip with no slip guarantee. This will be payable to Harbor Cove Resident Owned Community at the Association Office on the assignment of the slip. \$150.00
 - c. Pay a fee established by the Board of Directors for three (3) months for each slip with no slip guarantee. This will be payable to Harbor Cove Resident Owned Community at the Association Office on the assignment of the slip. \$75.00
- 8 An annual NonRefundable User Fee set by the Board of Directors will be charged for each slip to anyone assigned a slip in the Marina. \$60.00
- 9 Residents in non-payment status or not complying with Marina Rules will first be provided a verbal warning from the manager. Failure to comply or otherwise resolve the situation within seven (7) days, or as determined by the manager, will result in the Association issuing a Notice of Termination of the Residents Marina Slip Agreement. The Resident will then be required to vacate the assigned Marina slip within seven (7) days from the date of the notice. Failure of the Resident to vacate the slip within the designated period will result in legal action.

