

Firefly Cove POA Storage Area Application

Storage Space is assigned on an as-available basis. Acceptance of this application does not guarantee a storage space. A separate application is required for each storage space requested.

I hereby apply for storage space in which to store my Boat/RV/Other Large Equipment at Firefly Cove POA Storage Area and I hereby acknowledge and agree to follow the FIREFLY COVE PROPERTY OWNERS ASSOCIATION STORAGE AREA REGULATIONS.

Signature and Date: _____

Name: _____ Lot #: _____

Phone (mobile): _____

E-Mail: _____

Description: (Boat/RV/Trailer/Other) _____

Make/model: _____

License Plate or Boat Number: _____

FIREFLY COVE PROPERTY OWNERS ASSOCIATION STORAGE AREA REGULATIONS

The Firefly Cove Storage Area is set aside by the Firefly Cove POA for use as a boat, trailer, RV, camper, temporary construction item storage area for the property owners of Firefly Cove.

The Firefly Cove Storage Area is managed by the Firefly Cove POA Board under authority granted pursuant to the Firefly Cove By-Laws.

The Firefly Cove POA Board has set aside 1 storage space for the use of 1 POA dumpster for the use of all Firefly Cove Property Owners

STORAGE SPACE ASSIGNMENT GUIDELINES Section 1

The following are guidelines, which the Firefly Cove POA Board will apply in allocating the use of the storage spaces by the Firefly Cove Property Owners. While every situation cannot possibly be addressed, the Firefly Cove POA Board will use its best efforts to be as fair as possible in resolving any situations not specifically addressed below. In this regard, we would hope that eligible property owners would act to meet the intention of these guidelines, which are as follows:

- 1.1 Existing storage spaces, and any expansion or reduction thereof, is strictly limited to the provisions promulgated by the Firefly Cove POA Board from time to time.
- 1.2 In accordance with the benefits of a storage space, allotment will be strictly on a seniority basis for all eligible property owners. If there are no storage spaces available, a Firefly Cove Storage Space Seniority List for Storage Area (Seniority List) will be kept for those eligible property owners who are interested in using a storage space.
- 1.3 All storage space assignments will be determined by the eligible property owner's position on the Seniority List. The seniority list contains current storage space position, available storage space (if any) and a waiting list.
- 1.4 A Storage Space will be limited to one (1) Storage Space per Lot. Additional Storage Spaces may be assigned if a storage space is not in use. The cost for the use the additional Storage Spaces shall be determined by the Board.
- 1.5 There shall be no charge for the use of the one (1) Storage Space per Lot.

- 1.6 If a Storage Space is still available after the use of the Seniority List, the Secretary may assign a Storage Space to any property owner, including property owners that have the use of a Storage Space, until the end of the calendar year. The user of this Storage Space shall follow the Firefly Cove Property Owners Association Storage Area Regulations but shall not be assured the assignment of a Storage Space the following year. The cost for the use the additional Storage Spaces shall be determined by the Board.
 - 1.6.1 A non-refundable annual fee as determined by the Board shall be paid to the POA by the property owner within thirty (10) days after notice of assignment of a Storage Space from the Secretary. Failure to remit the annual fee to the POA within thirty (20) days shall result in suspension of the property owner's right to use the assigned Storage Space, and failure to remit the annual fee to the POA within forty five (30) days shall result in termination of the property owner's right to use the assigned Storage Space and being dropped to the bottom of the Seniority List.
- 1.7 If an eligible property owner on the Seniority List refuses a storage space offered to them by the Firefly Cove POA Board, then that eligible property owner's name will be moved to the bottom of the Seniority List.
- 1.8 If an eligible property owner on the Seniority List should pass away, that persons' Seniority List position may be transferred to the direct lineal heirs of that homeowner's property, but not to any third-party purchaser from the estate of the deceased.

STORAGE SPACE RENEWAL GUIDELINES

Section 2

On or about March 1 of each year, the eligible property owners who were granted a storage space the previous calendar year will be notified of the opportunity to renew their storage space. A deadline for renewal of April 1 of each calendar year is hereby established, and by such deadline, the Secretary must have received a written renewal (electronic correspondence is acceptable). The following guidelines will be used for Storage Space assignment renewal of each calendar year:

- 2.1 Eligible property owners who were assigned a Storage Space the previous year will be able to assure themselves of that assignment for the forthcoming year by notifying the Secretary, in writing, their intent to renew by April 1.
- 2.2 The property owner must provide to the Secretary a description of the item being stored in the Storage Space (pontoon boat/trailer, trailer, boat, RV, etc.)

STORAGE SPACE ASSIGNMENT GUIDELINES SECTION 3

The following guidelines will be used for new Storage Space assignments:

- 3.1 Upon availability, eligible property owners who were not previously assigned a Storage Space will be assigned according to their seniority on the Seniority List maintained by the Secretary.
- 3.2 An eligible property owner's seniority on the list is established by the date that they contact the Secretary. If more than one property owner contacts the Secretary on the same date to be placed on the eligible property owner's seniority list, the seniority will be established by which eligible property owner has owned their property in Firefly Cove longer as determined by the closing date of the purchase of their property in Firefly Cove. Additions to the Seniority List can be made at any time by writing, calling, or e-mailing the Secretary. An eligible property owner is not required to own a storable item in order to be placed on the Seniority List. It is the eligible property owner's responsibility to ensure their contact information is correct and on the list.
- 3.3 When an opening on the Seniority List for a Storage Space occurs the following procedure will be followed:
 - a. Open Storage Space as set forth in the Firefly Cove Storage Space will be assigned based on the eligible property owner's seniority on the Seniority List.
 - b. If selected for a Storage Space the eligible property owner must provide a written acceptance to the Secretary and a description of the storable item within 3 days of notification from the Secretary or they will lose the right to the Storage Space and their seniority position on the Seniority List. They will be dropped to the bottom of the list.
 - c. Eligible property owners who turn down the offer of a Storage Space will not retain their seniority position on the Seniority List. They will be dropped to the bottom of the list.

STORAGE SPACE REGULATIONS SECTION 4

- 4.1 No eligible property owner may assign or sublet a Storage Space, nor offer his/her allotted Storage Space for lease, whether separately, or in connection with the sale of his/her boat or in connection with the sale/rental of his/her property located in Firefly Cove.

- 4.2 If an eligible property owner determines they want to relinquish their Storage Space, they will be removed from the Seniority List.
- 4.3 No eligible property owner may be assigned more than one Storage Space except as provided in Section 1.6 of the Storage Space Regulations.
- 4.4 The Firefly Cove POA Board reserves the right to revoke an eligible property owner's assignment of Storage Space if the Storable Item assigned to that Storage Space is, as determined by the Firefly Cove POA Board, considered an eyesore or nuisance to the community.
- 4.5 The Secretary will, from time to time, verify that the Storable Items occupying the Storage Spaces belong to the individual assigned a space. The Firefly Cove POA Board reserves the right to revoke the assigned Storage Space if it determines that this provision has been violated.
- 4.6 Use of the Storage Space is reserved for all property owners in good standing, (i.e. paid to date association assessments and any other fees and/or assessments). If a property owner in Firefly Cove is not in good standing with the Firefly Cove POA and is on the Seniority List, the Firefly Cove POA Board will remove this property owner from the waiting list. The Firefly Cove POA Board will not add this property owner back to the Seniority List until the property owner is again in good standing. The Firefly Cove POA Board will then add this property owner back to the bottom of the waiting list.
- 4.7 A Firefly Cove Storage Space is not deeded property and cannot be transferred upon the sale of a property owner's lot, condo or improved property. Upon the sale of a lot, condo or improved property to a purchaser, the seller will be removed from the Seniority List unless the seller retains ownership of at least one lot or condominium within Firefly Cove after the sale.
- 4.8 A copy of the Seniority List is available from the Secretary upon request.
- 4.9 The Firefly Cove POA Board has sole authority for any and all decisions regarding the use of the Firefly Cove dock/boat slips. The Firefly Cove POA Board reserves the right to suspend or revoke any property owner's use of the Firefly Cove Storage Space for failure to follow the FIREFLY COVE PROPERTY OWNERS ASSOCIATION STORAGE SPACE REGULATIONS or the rules and regulations outlined in the Declaration of Covenants, Restrictions, Easements, Reservations, Terms and Conditions Governing Firefly Cove and the By-Laws of the Firefly Cove Property Owners Association.