

VENTURA VILLAS PROPERTY OWNERS' ASSOCIATION

BOAT STORAGE AREA RULES

1. The Boat Storage Area is an amenity of Ventura Villas Property Owners Association (VVPOA) and is subject to the Declaration of Conditions, Covenants, and Restrictions of Ventura Villas and such other rules and declarations as the POA may create from time to time.
2. Leases are available on a first come, first served basis with existing lessees receiving priority. All lessees must be owners or residents of Ventura Villas and current on regime fees. In the event the Boat Storage Area reaches capacity, a waiting list will be created and maintained on a "first come, first served" basis. Names on the waiting list will be added in order, based upon written application to the Property Manager. If there is a question as to which person was first to request a place on the waiting list, the matter shall be settled by a random drawing by the Board of Directors. If a property owner allows his lease to expire without renewing it, or has his lease terminated because of a default, that space shall be made available to the next person on the waiting list. No property owner/resident shall be permitted to lease more than one (1) space at any given time when the waiting list has names on it.
3. Property owners/residents must sign the written lease and show proof of ownership prior to storing watercraft in the Boat Storage area. The total length of the stored watercraft and trailer must not exceed 23 feet unless approved by the Board.
4. Spaces will be assigned by the Property Manager, and the watercraft must be parked in the assigned space.
5. Use of the Boat Storage Area is for storage of a watercraft and its trailer only, unless otherwise approved by vote of the Board of Directors.
6. All watercraft and their transportation apparatus shall be stored in working condition at all times and must have an attached current registration sticker.
7. Use and storage in the Boat Storage area is at the property owner's risk. It is recommended that the property owner obtain insurance to protect himself and his property. The POA will not maintain insurance to protect the property owner or his property and is not responsible for theft, or damage to watercraft, transportation apparatus or personal property while stored in the Boat Storage area.
8. Littering or leaving trash/debris in the Boat Storage area is prohibited. A fine of \$35 will be imposed for leaving trash/debris in the Boat Storage area.
9. No maintenance of any kind is permitted in the Boat Storage area.
10. Property Owners are solely responsible for themselves and their guests while using or accessing the Boat Storage area. The POA will not maintain any security or other supervision over the Boat Storage area.
11. If a watercraft is removed from the Boat Storage area by the POA due to a default by the homeowner, the property owner must pay storage fees incurred by the POA. The removal will be

at the property owner's expense and the POA may remove the watercraft to a location outside Ventura Villas. The POA will assume no responsibility for the watercraft after the removal.

12. If a property owner damages the Boat Storage area or another person's property while in the Boat Storage Area, the damage must be immediately reported to the Property Manager. The owner of the damaged property will be notified. Arrangements shall be made to repair the damage to the condition that existed prior to the damage. Failure to report such damage or to immediately repair such damage will be a default under the lease. Any costs paid by the POA to make needed repairs will be passed along to the offending person.

13. The POA Board of Directors will be responsible for determining the rent for a storage space at the Boat Storage Area.

14. From time to time the POA may create additional rules regarding the Boat Storage Area or change the existing rules. The POA shall provide the property owners with written notice of the additional or revised rules and those rules will become effective as part of the lease thirty (30) days after such a notice.

(Amended January, 2025)