

Village North Associate Membership to Village East

CONTRACT

To provide homeowners within Village North (VN) the ability to enjoy amenities provided within the Village East community, the Village East Board of Directors has established a "VN Associate Membership" to the Village East Property Owners Association (VEPOA).

This serves as a contract between the VN homeowner and the VEPOA which outlines the privileges, rules, and limitations of a VN Associate Member. A VN Associate Member will pay an Initiation Fee and annual User Fee as described below in the Rules and Limitations. This payment is not an assessment on the owner's property, but a user fee for the privilege of using VEPOA amenities.

Privileges:

A VN Associate Member can use the following VEPOA amenities: pool; tennis, basketball and pickleball courts; boat ramp; and docks. An issued VN Associate Membership card, provided annually when fees are paid in full, is required at all times when using the amenities. This card will have the combination for the boat ramp and cannot be copied for others' use.

The limited boat storage areas are not available to VN Associate Members.

A VN Associate Member is a non-voting member (i.e. has no voting rights within the VEPOA).

Rules and Limitations:

1. A VN Associate Membership is tied to the person(s) owning property in Village North, not the property. As such, if/ when a VN Associate Member sells their property, the VN Associate Membership does not transfer to the new owner. The new homeowner would need to join as a new VN Associate Member if they desire.
2. The VN property must be improved with a house located on the property. The VN property cannot be an unimproved lot.
3. There is a \$1,500.00 initiation fee, payable in full, which is required to become a VN Associate Member. This fee is nonrefundable and may be changed at the discretion of the VEPOA board. After joining, VN Associate Member must maintain their associate membership continuously (year-after-year) with the VEPOA by paying their user fee annually by February 1st of each year. VN Associate Member user fees will be invoiced on January 1st of each year. Any payment received after February 1st and before April 1st will be subject to a \$40 late fee. If the annual user fee is not received by April 1st, the VN Associate Membership will be revoked and the homeowner will need to rejoin if desired, including payment of the initiation fee.
4. The VEPOA Board will set the annual Associate Member user fee each year. For 2020 the VN Associate Member fee is \$550.00. This annual fee is in addition to the \$1,500.00 initiation fee. If a VN Associate Member joins after the start of the calendar year the annual user fee will be prorated on a monthly basis for that year. (For example, if the associate member joins in July, that year's user fee will be one-half (6/12) of the annual amount - for 2020 it would be \$275.00.)

5. If the VN Associate Member violates VEPOA rules, their privileges may be permanently revoked upon majority vote of the VEPOA Board. These privileges cannot be reinstated during the year or any future years and any user fee paid for that year will be forfeited. A copy of VEPOA rules will be provided.
6. The VEPOA Board may limit the number of VN Associate Memberships at any time if they deem VEPOA amenities are becoming overly crowded. Existing VN Associate Members in good standing will not be affected.

Liability Waiver:

By signing this contract, I hereby agree to be responsible for the conduct and actions of myself, family members and any of my guests during use of the VEPOA amenities. Furthermore, I agree to release VEPOA and its board and will hold them harmless from any liability which may arise from incidents or accidents involving myself, family members and any of my guests while on VEPOA property.

Signed:

(Signature)

(Signature)

(Printed Name)

(Printed Name)

Village North Property Owner

Village East Property Owners Association
(President of the Board)

Dated: _____

Dated: _____

Village North Address

Mailing Address

Email Address