

Effective October 30, 2019**Release of Liability and Registration Form****Carolina Place HOA**

The property owner having items in the Carolina Place Boat Storage area ("Facility") hereby releases Carolina Place HOA ("Association"), its Board of Directors, Officers, Committee members, Employees, Management Company and any other representative(s) of any liability relating to the damage, loss, or theft of Property Owner's personal effects in the Carolina Place Boat Storage Area.

I, _____, of _____
Name Street Address(in Carolina Place, Seaspray Cove or Villas)

State and Zip Code_____
Phone Number – Home, Work, and Mobile_____
Mailing Address (if different from above)

understand fully that, without exception, the Carolina Place Homeowners' Association (HOA) is not responsible for damage, loss, or theft of any personal property that I have in the Carolina Place Boat Storage Area. In addition, I have supplied the Carolina Place HOA and the duly authorized managing agent (LRES, 1226 N. Howe St., Southport, NC 28461) with an accurate list of all items to be parked/docked, as well as contact information that may be used to reach me in case of an emergency.

In some cases, when there are spots in the boat storage area available, the Carolina Place HOA Board of Directors may choose to rent out the space to individual other than Carolina Place homeowners. This rental option will only apply to residents who live in Seaspray Cove and Villas. The renter (identified above) will pay a monthly rent of \$25.00, payable to Carolina Place HOA c/o LRES, located at 1226 N. Howe St, Southport, NC 28461. Said renter will abide by the Rules and Regulations as set forth below. If the rent is not paid, the renter will be asked to remove his/her boat/trailer and he/she will relinquish their spot. If said boat/trailer is not removed, additional action could occur; e.g., towing, and the renter will be responsible for the costs associated with that action.

Those individuals/homeowners who are not in good standing will have their privileges to utilize this boat storage area suspended until such time as they are in good standing. Owners not in good standing must remove property from Facility within one (1) week of notice from Association and return keys to Association (via LRES). Failure to remove items and return keys may result in towing and/or additional charges to their Association account. Note: Excluded from this clause are those individuals/homeowners who have worked out terms to become current.

Initially, non-duplicating keys will be issued to those individuals using the Facility. Subsequently, anyone needing a replacement key will be charged \$5.00 each, and these can only be obtained from the LRES office (address above) during regular business hours.

Keys are to be used only by authorized users of the Facility. Users are not to share keys or loan them to any other user without permission of the Association.

For Office Use Only: CPL , SS, Villas Assigned Spot: _____ Assigned Permit _____

Those individuals who voluntarily relinquish their spot in the Facility should return any keys within one (1) week to the LRES office during regular business hours.

I have read and hereby agree to the rules and regulations for the Carolina Place Boat Storage Area.

Signature

Date

Description: Attach copy of current Boat and Trailer Registration as well as a copy of proof of current insurance and size of the Boat/Trailer.

Rules and Regulations

1. The boat storage area is for the use of property owners and tenants of Carolina Place Subdivision only, with the exception of allowing Seaspray Cove & Villas owners to rent under the terms noted above.
2. Spaces will be assigned on a first come, first serve basis.
3. Only boats, trailers, and recreational vehicles will be permitted. (*Boats, trailers & recreational vehicles are not allowed on home sites.*) All such boats, trailers, and recreational vehicles must have a current DMV license and registration in the name of the property owner or property renter.
 - a. Proof of current registration (copy) must be provided to LRES annually at the time the initial application is submitted and on an annual basis thereafter
 - b. Proof of insurance for boats and trailers must be provided to LRES annually at the time the initial application is submitted and on an annual basis thereafter
4. No automobiles, trucks, motorcycles, or other motorized vehicles will be allowed in the facility.
5. When space is available, and provided the Carolina Place property owner or their tenant meet all requirements set forth in this form, a Carolina Place property owner or their tenant may have use request use of a second space via contacting LRES, however, under no circumstances should a Carolina Place owner, including their tenant utilize more than two (2) spaces.
 - a. If a Carolina Place tenant is using the space the property owners' use of a space is suspended for that time.
6. If no spaces are available and a new Carolina Place property owner desires a storage space, the names of those owners using more than one (1) space will be put in a drawing and one person's name will be drawn. That person will relinquish one (1) of the storage spaces to the new owner. If there are not any individuals with two (2) spaces, the last Seaspray Cove & Villas owner who rented such a space will be asked to relinquish that space at the end of the month in which they had paid for use of the space.
7. All boats, trailers, and recreational vehicles will be parked in an orderly manner to allow maximum use of the facility.
8. All boats and other water craft must be on a trailer.

For Office Use Only: CPL , SS, Villas Assigned Spot: _____ Assigned Permit _____

9. No boats, trailers, or recreational vehicles in a state of disrepair are allowed in the storage area. Upon notice of a problem, owner must resolve the issue within 72 hours or provide Association c/o LRES a Board approved plan for removal.
10. These regulations are subject to change by the Board of Directors, and any changes will be communicated to those having items in the Boat Storage Area or homeowners.