

BOXWOOD GREEN HOMEOWNERS ASSOCIATION
STORAGE LOT USAGE RULES AND REGULATIONS POLICY

Purpose of policy: This policy is put forth to clarify the rules of usage, maintenance responsibilities and problem resolution for the common storage lot located off of Boxwood Green Drive.

The common storage lot is provided for the sole use of members of the Boxwood Green Homeowners Association (BWGHOA) and spaces therein cannot be assigned by any association member to any person or party not a member of the Association.

The lot is provided primarily for the storage of association members' property that if stored on their lot would be a violation of the Association's covenants. Such items would include, boats, PWC's and their trailers, utility trailers and the like. It is not intended for the storage of waste building materials, yard debris, useless and not repairable equipment etc.

The storage lot will be maintained by the Maintenance Committee or other entity as may be approved by the Association Board of Directors (Board). Maintenance will consist of controlling the growth of vegetation within the fence line of the lot, the maintenance of the fence itself, the space numbering signs and the sensor light at the entrance. In no way does the Maintenance Committee or the Board assume any responsibility whatsoever for the maintenance of items stored within the lot by association members.

Property left in the storage lot by a member who has moved or otherwise lost membership status in the Association must be removed on or before the date that membership status is lost. If, after that date, a reasonable attempt to contact the ex-member has been made by the Maintenance Committee and/or the Board the property is not removed, the Board reserves the right to have the property removed and disposed of by whatever means it chooses. Costs for such removal will be the responsibility of the ex-member.

Regulations for Gravel Storage Spaces

An association member does not need to contact the Maintenance Committee to secure a gravel space within the storage lot. A sign is posted at the second gate entrance that explains the regulations pertaining to these spaces. The posted regulations are as follows:

- The storage lot is for the exclusive use of Boxwood Green property owners only.
- To obtain a key contact a member of the Maintenance Committee.
- The numbered area between any two fence posts constitutes a single space.
- You may take any space that is vacant and is NOT identified with a homeowner's name.
- When you take a space put a sign on the fence with your name and report the space number to a member of the Maintenance Committee.

- Property stored in this lot is stored at your own risk. BGHOA does not assume any responsibility of any kind for property in the storage lots.
- If you vacate and no longer use a space, please remove your name sign.
- The area in the center may be used for larger items and overflow. Please leave enough room so that items stored along the fence can be easily accessed.
- Please help us keep the storage lot clean by maintaining the area around any space you are using.
- Report any problems with the gate/locks or grounds to the Maintenance Committee.

Items stored in the center area should be clearly labeled with the owner's name.

The construction of permanent or temporary structures of any kind will not be allowed.

Regulations for Concrete Pad Spaces

The two storage spaces located on the concrete pads are also for the exclusive use of Association members. These spaces were installed following negotiations between the developer and the HOA. Under the agreement approved by the Board in 2002, the concrete pads were installed at the developer's expense along with a second fenced-in area in the storage lot with additional gravel spaces for homeowners. When the developer left the community, these two spaces became available for use by association members.

To be fair and equitable to all association members desiring to use one, the two spaces will be allocated by lottery for a term of 3 years. The term will expire before the 3-year mark if the space holder moves or otherwise loses membership status in the Association. Prior to the expiration of each term, the Board will announce a new lottery for a new 3-year term, specifying the deadline for applications for the lottery and the date of the drawing for the space(s) currently being reassigned. Notification will be accomplished using the email and mailing addresses on file with the Association. Any rules specific to the current lottery will be set forth in this notification.

The Architectural Review Committee must approve any covering for items parked in these spaces prior to installation. The construction of permanent structures of any kind will not be allowed.

Like those occupying the gravel spaces, those using the spaces on the concrete pads are responsible for maintenance of their area and for reporting problems with the gate/locks to the Maintenance Committee. Property stored on the concrete pads, including any covering installed there, is the sole responsibility of the space holder. BGHOA does not assume any responsibility of any kind for property placed there.

Board of Directors Approved: June 8, 2015