

**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, motor homes, recreational trailers and the like. It is not intended for the storage of commercial equipment. There are only a limited number of spaces available to service the HOA, consequently, homeowners are limited to a maximum of two spaces subject to availability. The lower lot will be used primarily for PWC trailers and small utility trailers. The upper lot will have priority spaces with easy maneuvering access. Motor homes and recreational trailers will be parked along the fence separating the two lots. The remaining spaces will be assigned based on the size and type of equipment. Owners may store other equipment within their space in a neat and orderly manner. Other items such as waste building materials, yard debris, useless and not repairable equipment are not allowed.

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

The Maintenance Committee will be responsible to assign spaces to homeowners. 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 the chairman of the Maintenance Committee. He/she will provide you with a sign and a numbered sticker for your equipment. The sticker is to be affixed to the trailer hitch area.
- The numbered area between any two fence posts constitutes a single space.
- When you take a space the Maintenance Committee will place a sign on the fence with your name and record the space on the inventory list.
- 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 notify the Maintenance Committee
- The area in the center is for temporary use only. Please leave enough room so that items stored along the fence can be easily accessed and notify the Maintenance Committee of what is being stored and for how long. This space should not be used for longer than thirty (30) days.
- 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.

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.

The lottery for this space ended in 2022. This space will be used for assigned storage. .

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

Changes Approved: May 11, 2023