

COMPOUND STORAGE RULES AND REGULATIONS ACKNOWLEDGEMENT

Section 14 – Trucks, Commercial Vehicles, Campers and Boats

1. Compound space renters **MUST** be a Waterchase Homeowner.
2. ~~Homeowners that lease their properties may surrender their compound rental space privilege to their lessee with approval from the Waterchase Board of Directors. The lessee must be named on the lease agreement with the homeowner and the lease agreement must be filed with the Waterchase Board of Directors.~~ ****Please see Addendum on page 2.***
Owners whose primary address is not in the Waterchase HOA cannot lease a compound space. Renters and/or non-homeowners cannot rent a compound space.
****Please see Addendum on page 2.***
3. Only RV's, street legal vehicles, boats and trailers (vehicles) are permitted to be stored in the compound.
4. **ALL** vehicles must be in good repair and be moveable, licensed, insured and have a current registration with the State of Florida.
5. **ALL** vehicles must be registered with the Waterchase Homeowners' Association, Inc., and registration must be accompanied by the documentation listed in item 4 above. Any violation of the aforementioned shall have 15 days to comply or the vehicle (s) will be towed at the owner's expense.
6. Parking in the compound must be in an orderly manner; meaning that vehicles must be parked straight so as not to encroach on the adjacent rental spaces.
7. Only **ONE** vehicle shall be parked in any given space. Exceptions to this rule **MUST** be submitted to the Board of Directors for consideration of approval.
8. Any abandoned vehicles will be towed at the owner's expense after attempts have been made to notify the owners.
9. Only registered compound space renters may possess a key to the compound.
10. Compound keys and/or rental spaces are non-transferrable and the registered compound space renter may not give, loan or provide a key or access to the compound to anyone not named on the compound registration agreement.
11. **ALL** compound space renters **MUST** keep the gate locked at all times.
12. **ALL** compound space renters **MUST** park vehicles in the space assigned to them. Anyone parked in an unassigned space should be reported to the Waterchase Board of Directors who will order immediate removal (by towing) of the vehicle at the owner's expense
13. Each compound space renter must pay a refundable key deposit in advance. The fee to be determined by the Waterchase Board of Directors and as disclosed in the Key/Space Rental Agreement attached hereto. This fee may be changed from time to time without notice. However, anyone who has already paid a key deposit at a different rate shall not be affected by the rate change.
14. Each compound space renter must pay an annual non-refundable space rental fee in advance. The fee to be determined by the Waterchase Board of Directors and as disclosed in the Key/Space Rental Agreement attached hereto. This fee may be changed from time to time without notice.
15. If a compound space renter should lose or misplace the compound key, a replacement key will be issued for a non-refundable fee of \$350.00.
16. Any unauthorized vehicles will be towed at the owner's expense without notice.
17. **ALL** Waterchase homeowners associated with a rented space in the compound **MUST BE CURRENT WITH ALL WATERCHASE DUES, ASSESSMENTS and WITHOUT ANY FINES OR FEES IN ORDER TO APPLY FOR A SPACE OR MAINTAIN POSSESSION OF A KEY.**

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18. ~~If the homeowner's property is being leased and the lessee is the current renter of the compound space, the homeowner is still responsible to be in compliance with item 17 above.~~ Any homeowner in default of their association obligations will have 15 days to satisfy their association obligations before their vehicle/vessel/property of those of the lessee will be removed. ****Please see Addendum on page 2.***
19. If any compound space renter should cause damage to Waterchase property, including but not limited to gates, fencing, hedges, posts, lights; the compound space renter shall be held liable for repairs and/or replacement.
20. If any compound space renter should cause damage to other compound space renter's property in the compound, the two parties involved shall be responsible to resolve the issue and Waterchase Homeowners' Association, Inc., shall bear no responsibility to assist in the resolution.
21. Activity such as vehicle repairs, painting, etc., is prohibited within the compound.
22. No POD or POD-like storage/structure/units are allowed.
23. No material(s) shall be stored on/in any vehicle/vessel (property), which could be considered a hazard to the compound or other occupants' space. (Ex: combustibles other than fuel that may be in the fuel tanks of the vehicle.)
24. Waterchase Homeowners' Association **DOES NOT** assume liability for any damages to the vehicles/property of the compound space renters **OR** any liability for personal injury to authorized individuals entering the compound.
25. Risk of Loss to vehicle/vessel property is solely the liability of the compound space renter. The compound space renter assumes all responsibility for the vessel/vehicle property.
26. In the event of failure to pay the compound space rental fee past thirty (30) days when due, the vehicle/vessel property shall be removed immediately on the 31st day by either the compound space renter or towed by City Towing at the compound renter's expense.
27. In the event any legal action is necessary for Waterchase Homeowners' Association, Inc., to enforce compliance of all the above-mentioned Rules and Regulations, Waterchase Homeowners' Association, Inc., shall be entitled to reasonable attorney fees and said fees shall become a collectable charge against the property of the homeowner.
28. If a compound space is not available at the time of an application, the prospective compound space renter shall be placed on a waiting list.

****ADDENDUM - At the May 22, 2023, Board of Directors Meeting, the following motion was made and approved by the Board, "Only a homeowner can rent a compound space, and the home must be the primary residence."***

COMPOUND SPACE RENTER

WATERCHASE HOMEOWNERS' ASSOCIATION, INC.

Signature

Signature

Printed Name

Printed Name

Date

Date