

Harbor Watch Home Owner's Association Inc. of Lake Norman

Storage Area Application – Calendar Year 2024

Usage of the Harbor Watch Storage Lot off Laurel Cove Road is at an all-time high, as more new residents move into our community each month. Per the Harbor Watch CCRs, the Storage Lot was originally designed for the storage of operable watercraft & their trailers, but low usage allowed many owners to have multiple vehicles, trailers, campers, etc. If all owners using the lot comply with the usage guidelines, each resident may be able to secure up to 2 spots for items in the Storage Area for 2024, as space allows. (Note: Just a heads-up that in the future, the Storage Lot may need to be limited to its original design for watercraft/ boat trailers only).

This application is required for the HOA to track vehicles in the storage area - made possible by assignment of the required HOA sticker number assigned to all stored items. Items without an approved HOA sticker will be removed from the storage area at the owners' expense. Residents are responsible for compliance with Storage Facility Responsibilities which can be found on the Harbor Watch website.

All HOA Owners must submit the following information for confirmation of current HOA stickers /OR/ issuance of new sticker for each vehicle to be stored in Community Storage Lot:

Date: _____

Name: _____

Address: _____ Lot Number: _____

Contact Phone Number: _____ Email: _____

Description, including Length, of Item(s) to be stored: _____

License Plate or Veh. Registration #: _____

Current HW HOA Sticker #, if any: _____

Length of Storage required (time period): _____

Comments, if any: _____

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BOD use only:

Date Received: _____

Approved by: _____

HOA Green Sticker #, if new one is assigned: _____

Comments: _____

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Property Owner Responsibilities and Requirements

Use of The Harbor Watch Storage Facility

- a) The Storage Facility's *purpose*, as set forth in the Declaration of the Restrictive Covenants of Harbor Watch Subdivision, is solely for *dry boat storage*.
- b) Only Lot Owners who are current in their paid annual dues are permitted to use the Storage Facility (Lot 176). Lot Owners who use the Storage Facility accept full liability and responsibility for those items stored in their name(s).
- c) *When unoccupied space is available*, the Storage Facility can be used for serviceable and currently licensed vehicles, boats, boat trailers, and noncommercial trailers belonging to Lot Owners. Vehicles are defined as automobiles, motorcycles, pickup trucks, SUVs, and recreational vehicles (RVs) of 28 feet or less in length. Boats are defined as sailboats, personal watercraft, pontoon boats, or any other boat not exceeding 28 feet in length and 9 feet in width. Trailers are not to exceed 28 feet in length. Both licensed and unlicensed trailers are permitted in the Storage Facility. Items other than vehicles, boats, or trailers may be stored in the Storage Facility with the special written permission of the HOA Board. The Board reserves the right to limit the number of items a Lot Owner may store at the Storage Facility and to change these restrictions as needed.
- d) A Board-issued ID label (ie, "HOA Sticker") must identify all items that are stored in the Storage Facility. Approval for storage will last until the label is invalidated.
- e) Trucks (other than pick-up trucks, SUVs) and tractor-trailers are not permitted in the Storage Facility.
- f) With respect to any item of any kind that is stored in the Storage Facility and does not meet the requirements in b), c), or d) in this section, the Homeowners Association Board has the right to require its removal, or with 20 days notification to the Owner, the HOA Board may have it removed and costs charged back to the Owner.
- g) Repair work on vehicles, boats and trailers may not be done within the Storage Facility.

(See also "Section 5. Vehicles, Boats & Trailers" in the Harbor Watch Property Owner Responsibilities and Requirements document on the community website)