

Heron Bay Storage Area Rules

Storage Area Rules - Inside Storage Area Fence - Rental Request Form Required

- The space is only available to Heron Bay property owners
- A maximum of 2 spaces can be rented by a property owner family.
- All items must have a tag on the trailer tongue/item identifying the Property Owner.
- Storage spaces are rented on a first come - first served basis.
- If no spaces are available, the property owner will be placed on a waiting list which will be managed by the Heron Bay HOA management company.
- The combination to the Gate Lock will be issued when the storage space is assigned to the property owner.
- Heron Bay HOA is not responsible for any damage or loss of property in the storage area.
- The property owner is responsible for any damages they cause.
- Storage charges will be billed to the property owner's account.
- Heron Bay HOA has the right to terminate the space rental agreement with 30 days' notice. The space will be cleared at the property owner's expense.
- The storage space is defined by the Railroad Ties/dividers. The area between the dividers and the fence must be kept clear.
- Boats, vessels or other watercraft must be structurally sound, "seaworthy" and generally in good working condition. All vessels must have current registration displayed when it is required by North Carolina Wildlife Resource Commission requirements.
- Trailers must be structurally sound, generally "road worthy" and in good working condition (i.e., no flat tires).
- No automobiles (cars, trucks, motorized RVs) are permitted to be stored in the storage area.
- The storage space is not transferable with the sale of property in Heron Bay and may not be directly rented to others. If a property owner no longer wishes to rent their space or is ineligible to rent a space due to sale of their property, it is the responsibility of the Property Owner to inform the management company of the closing date or desired termination date of their rental agreement and to have their property removed from that space at, or before, the termination date.

Property owners are responsible for removing vessels or trailers or property from the space when they terminate their rental agreement or otherwise no longer rent the space. Items left in the space after rental is terminated will be towed at the property owner's expense.

- **The space rental may be terminated if the property owner does not comply with all the rules and guidelines established herein.**

Storage Area Rules - Outside Storage Area Fence - No Rental Request Form Required

- The space is only available to Heron Bay property owners.
- The primary use of this area is for Seasonal Dumpster set up and Heron Bay Property Owner limb / brush disposal. **Items in this area must not interfere with these primary uses.** The Board of Directors (and its agents) reserves the right to, at the owner's expense, relocate, move, or have removed any boat, vessel, watercraft, trailer or other property stored in this area that, in its sole discretion, is deemed to be interfering with the safe and orderly operation of this area.
- Limited space is available in this area. No boat, vessel or trailer shall be stored in such a manner as to block the free and unobstructed access to another boat, vessel or trailer already stored in this area or in a manner or location that would tend to make ordinary maneuvering of vehicles in this area impractical or unsafe.
- All items must have a tag on the trailer tongue/item identifying the Property Owner.
- Storage spaces are available on a first come - first served basis.
- No automobiles (cars, trucks, motorized RVs) are permitted to be stored in the storage area.
- Boats, vessels or other watercraft must be structurally sound, generally "seaworthy" and in good working condition. All vessels must have current registration displayed when it is required by North Carolina Wildlife Resource Commission requirements.
- Trailers must be structurally sound, generally "road worthy" and in good working condition (i.e., no flat tires).
- Heron Bay HOA is not responsible for any damage or loss of property in the storage area.
- The property owner is responsible for any damages they cause.
- Items that do not comply with the Storage Area Rules will be towed at the property owner's expense. ¹

¹ Revised 17 June 17, 2022