

INLAND GREENS & CEDAR RIDGE HOA, INC. (IG/CR)
STORAGE CORRAL RULES AND REGULATIONS

Early Vacate: Should a current occupant in a corral space remove his or her vessel, trailer, or vehicle from the corral permanently prior to the end of the rental period (December 31), the occupant should submit *in writing* to Premier Management Company that the corral space has been vacated and return the corral key to the office. Upon receipt of both the notice of early vacating and corral key, the occupant will be entitled to a prorated refund of the corral fee for the unused rental period, less a \$35 processing fee. Early vacate requests after November 15 of the calendar year will not be eligible for refund.

Fees and Payments: Rental fee is for the duration of the rental period, and is based on the calendar year. The Homeowner fee is \$300, and the Non-owner fee is \$400. Full corral fee is due at the time of application. New corral applications (i.e. not renewals) received during the calendar year after January 1 will have the corral fee prorated through December 31, and will be required to renew by December 15 in order to keep the space for the following year. **Check payments must be made payable to "IG/CR,"** and must be submitted with the application. During the renewal period, any occupant who fails to submit an application and payment will be subject to a \$35 late fee. Any occupant who fails to submit a renewal application and render payment by January 1 will be subject to additional late fees of \$35 per month, and may have the stored item locked/blocked, booted, or removed at the owner's expense.

Corral Access: Upon approval of an applicant and receipt of the corral fee, the applicant is entitled to a corral key to access the specific corral to which he or she has been assigned. Keys may be retrieved at Premier Management Company, and require a \$40 security deposit. The deposit is eligible for return upon vacating the corral and returning the key to Premier Management Company. Should an occupant lose the corral key, there will be a \$50 non-refundable fee for a replacement key. Corral occupants shall not duplicate a key nor loan a key to persons not authorized to utilize the corral. Unauthorized duplication or loaning of a key may result in revocation of corral privileges. The corral gate may be unlocked and left open while an occupant is retrieving or returning a stored item. When an occupant has finished in the corral, he or she is responsible for closing the gate and securing the lock. If multiple occupants are using the corral at a given time, the last occupant to leave is responsible for securing the gate and lock. If an occupant fails to secure the gate and lock upon leaving the corral, he or she may have their privileges revoked.

Indemnification: The HOA, Board of Directors, employees and agents are not responsible for any loss, theft, vandalism, damages, accidents or claims to any personal property while it is parked/stored in the corral/storage area. The vehicle owner must provide their own insurance coverage and acknowledge and sign a release of responsibility on the Storage Corral Application. Use of the storage corral is at one's own risk.

Agent Information: Inland Greens and Cedar Ridge Homeowners Association, Inc. is professionally managed by Premier Management Company located at 1985 Eastwood Road, Suite 202, Wilmington, NC 28403. The office may be contacted at 910-679-3012, or 888- 799-7626(fax). Email messages may be sent to admin@premiermanagementnc.com.

STORAGE CORRAL APPLICATION

Inland Greens & Cedar Ridge HOA (IG/CR)

Lease Term: ____ / ____ / ____ to 12 / 31 / ____

Assigned Slip: _____

Applicant Name: _____

Property Owner Non-Owner (Office: If Tenant, Lease on file? Yes No)

Property Address: _____

Mailing Address (if different): _____

Email (required): _____

Phone (required): Cell: _____ Other: _____

Detailed description of item to be stored (required): (Note: Boats MUST also provide trailer info)

Boat Make/Model: _____ Year: _____

Length (30' max): _____ Width: _____ Color: _____

Vessel Registration ID: _____ Expiration Date: _____

Trailer Tag/Plate #: _____ Expiration Date: _____

RV / Vehicle Make/Model: _____ Year: _____

Tag/Plate #: _____ Expiration Date: _____

A copy of current, non-expired registration MUST be provided for all applicable items to be stored.

A current registration sticker MUST be visible on all applicable items at all times.

Corral Reservation Fee: Property Owner: **\$300** Non-Owner: **\$400**

**Payments must be by check made payable to IG/CR, Inc.*

(If application is NOT a renewal and begins after December 15th of calendar year, fee will be prorated based on monthly rental periods.)

Corral Key Deposit: **\$40** (Deposit is eligible for refund upon returning the key after vacating the corral.)

(initial) Applicant acknowledges that space is available for rent by homeowners and may not be used or sublet by others. Homeowner may permit immediate family members or a current tenant to reserve a space, whereby the permitted family member or tenant must complete an application, supply necessary registrations, and provide **in writing** permission from the homeowner to lease a space. Homeowner assumes responsibility for the actions of his/her family member or tenant. Homeowner may NOT lease a corral space on behalf of any family member, tenant, or other party.

(initial) Applicant has received and reviewed a copy of the **IGCR Storage Corral Rules and Regulations**, and agrees to adhere to all terms and conditions. Applicant accepts full responsibility for the security and condition of any vessel or vehicle in the storage corral. Applicant acknowledges that permission to use a corral space is a privilege, and that failure to comply with the IGCR Storage Corral Rules and Regulations may result in revocation of privilege and immediate notice to vacate the corral.

(initial) Applicant understands that the annual renewal period for the Storage Corral occurs on December 15th of each calendar year, regardless of the original lease start date. Applicant acknowledges and agrees to submit a new application with updated registration information for each renewal period. Applicant accepts responsibility for the corral key upon issuance, and agrees not to duplicate the key or allow unauthorized individuals to utilize the assigned corral space. Applicant agrees to return the corral key upon vacating the corral.

I, the undersigned, do hereby release and forever discharge IG/CR, Inc., Premier Management Company and all their volunteers, affiliates, employees and agents from any and all claims, demands, actions or causes of actions, past, present or future, arising out of theft or damage to my property while in this storage area.

Applicant's Signature

Date

Please return this form, copies of all required registrations, and applicable payments

to: **IGCR Corral c/o PMC • P.O. Box 12051 • Wilmington, NC 28405**

Office: (910) 679-3012 | Fax: (888) 799-7626