



STORAGE AREA RENTAL CONTRACT

Member's Name: _____ Account # _____

Mailing Address _____

Phone #(s): _____

Item Identification/Description: _____

POA Serial #: _____ VIN #: _____

License Plate #: _____ MC #: _____ Hull# _____

FOR OFFICE USE ONLY

Registration on File: _____ Date Maintenance Fee Paid: _____

Amount of Storage Area Fee: \$ _____ Date Paid: _____

MEMBER'S AGREEMENT

In consideration of the permission granted by Lakewood Shores POA, Inc. to store the item(s) described herein (see attachment(s)) at the Association's Storage Area, I hereby agree to the following and will indicate so by endorsement on the reverse:

1) Liability:

a) I will hold harmless Lakewood Shores Property Owner's Association, Inc. (hereinafter "Association") and Association employees in the event of any damage or loss of any kind to my personal property resulting from my use of the Association's Storage Area (hereinafter "Area"), either through negligence or accident. I further hold the Association harmless for any personal injury to myself, my family or any guests resulting from the use of this Area. I understand that it is my responsibility and prudence dictates that I secure the proper insurance to afford me protection in such matters.

b) I agree that I will use only the space assigned me and I will be responsible for any damages to the Area caused by myself, my family or any guests, resulting from the use of the Area. I understand that I may not make any modifications to an assigned space.

c) As a member in good standing, I acknowledge that any item, which I am storing in the Area, is my own personal property and evidence of this will be provided to the Association in the form of a current registration or other appropriate documentation. I also acknowledge that I will not be eligible to use the Area if payment of my account(s) shall fall into arrears.

2) Termination of Use:

a) I understand that my eligibility for use of the Area is based upon the fact that I am a member in good standing. Failure to maintain this status, by letting my account lapse by sixty days or more, will be cause for immediate removal of the item(s). I acknowledge that the Association may remove the item(s) and I agree to pay any reasonable cost incurred.

b) I understand and agree that any serious violation of reasonable safety rules or the conditions of this contract may be grounds for immediate termination of my rental privileges for the Area and, depending upon the circumstances, the preceding paragraph 2a will apply.

c) Condition of Property: I agree that any item(s) I store in the Area will be kept in a good state of repair and be neat in appearance. Should any item belonging to me, which is stored in the Area, present a safety or environmental hazard, immediate corrective action will be taken, or the item will be removed in accordance with the preceding paragraph 2a.

3) Duration of Contract: The term of this contract is one year. However, the Association reserves the right to review this contract at our discretion and make changes, as we deem necessary. Should changes or revisions be affected, a reasonable notice will be given to the user of the Area to execute a new contract. Failure to renew the contract will result in a determination of ineligibility for use of the Area and removal in accordance with the preceding paragraph 2a.

4) Maintenance: To preserve the aesthetics of the Area and allow for maintenance of the same, no item will be stored on an indefinite basis and must be removed at the owner's expense at least once a year. To serve this purpose, an annual cleanup of the Area will be performed by the Association, at which time all item(s) will be required to be removed. This action will be coordinated with the using member in sufficient time to allow them to remove the item(s) they have stored. Failure of the member to remove the stored item(s) in a timely manner will result in removal by the Association in accordance with the preceding paragraph 2a.

5) Access to the Area: The Area is a reasonably secured area and access will be limited to the user or their designated representative. Access will be through pre-arrangements made with the Association's business office.

6) Type of Item(s) Stored: The Association reserves the discretionary right to prohibit, limit or exclude any type of item to be stored in the Area.

7) Moving Items: In case of emergency or other unforeseeable situation in which I am unable to move my item, I give permission for the staff of the Association to move my item(s) in the Area, and in doing so will not hold them liable for any damage or other incident that may occur to my item(s). The Association will notify me, or attempt to notify me, before any such move is made.

I have read and understand the preceding conditions and agree to comply.

Signature of Property Owner

Date