



CITRUS SPRINGS

Master Homeowners Association

STORAGE LOT RULES (Rev June 22, 2023)

ELIGIBILITY

1. Each property address within the Citrus Springs PUD may request to store one item in the storage lot.
2. Storage is limited to the resident of the property.
 - a. A property owner whose property is leased is not entitled to store an item in the lot.
 - b. Any property owner who leases his property must remove any items from the storage lot for the term of the lease, regardless of whether or not the tenant stores an item there.
 - c. Tenants are not entitled to use the space assigned to their property owner and must apply separately.
3. Owners and renters will have equal access to the storage lot.
4. Item owners will be required to show proof of home ownership or a signed and approved lease when applying for a space in the lot.
5. The Citrus Springs Master Board of Directors reserves the right to deny storage for any item it deems inappropriate or incompatible for the lot.

FEES

1. The annual fee shall be \$50.00 and is payable before any item is stored in the lot and due by June 1st of each subsequent year that the item is stored in the lot. There shall be no pro rating of the fee. These fees may be adjusted by the Board of Directors as they deem necessary.
2. Only the person assigned a space in the lot will be issued a key. New keys will be issued each year in June after the item owner has turned in the old key and paid the annual fee.
3. If the annual fee is not paid by the due date, the item will be removed from the lot at the owner's expense and the space assigned to the next person on the wait list.

WAIT LIST

1. The size and layout of the lot can only provide 37 spaces. These spaces are located and designed to accommodate three different size items.
2. Each size space shall have its own wait list, designated as "A", "B" and "C". The Director in Charge will assign each item to a wait list based on the size and type of the item. No item can be on more than one wait list.
3. To be placed on one of the wait lists, the resident must show proof of ownership either by bill of sale, title or current Florida registration. (Clarified during 11-10-2016 Board Meeting)
4. Spaces will be assigned on a first come first served basis, on each list.

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5. Once an item is no longer owned by the applicant it must be promptly removed from the lot. If an applicant wishes to keep the space to store an item of similar size and type he may do so after obtaining approval from the Director in Charge.
6. An item owner who has an item removed from the lot by the Board of Directors for any reason will be placed at the bottom of the appropriate wait list if they apply to store any item in the lot.
7. Once a space is assigned the item owner has 30 days to occupy the space. If it remains unoccupied after this period, the Director in Charge may assign it to the next requestor on the wait list.

REGISTRATION

1. The state registration of any item requiring such registration must remain current during the entire term of storage. Proof of current registration must be provided with the initial application and submitted each June along with the annual fee.
2. Property owners who are Florida residents must have their item registered to their Citrus Springs PUD address. Property owners who are not Florida residents may have their item registered in the state of their official residence. However, in subsequent years the item must be registered to the Citrus Springs PUD address.
3. All items stored in the lot must be covered by the minimum insurance required by the state of registration.
4. The owners of items in the storage lot are responsible for any damages they cause to other items stored in the lot or to the storage lot.
5. Any item owner who has an item removed from the lot for allowing their registration to expire will be placed at the bottom of the appropriate wait list if they apply to store any item in the lot.

LOT RULES

1. Owners must securely lock the gate when they leave the lot unless there is another authorized person in the lot.
2. Items may only be parked in their assigned spaces and may not block access to other spaces in any way.
3. The entrance gate must be kept free of obstructions at all times.
4. Item owners are responsible for keeping their assigned spaces clean.
5. No flammable or explosive substances may be stored in the lot.
6. No trash, vegetation or other garbage may be stored in the lot.
7. Residents who have a guest requiring temporary storage may be granted access for not more than 15 days in any 12-month period if there is space available.
 - a. Space assignment is at the discretion of the Director in Charge.
 - b. A fee of \$50 will be charged and a key will be issued.
 - c. After the agreed upon storage the fee will be refunded when the key is returned.

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ELIGIBILITY

1. Each property address within the Citrus Springs PUD may request one storage spot in the storage lot. Two items are the most that can be put in one spot, if they fit without obstructing the middle common area.
2. Storage is limited to the resident owner(s) of the property. Items allowed are Trailers (with or without a boat), Travel Trailers and Motor Homes.
3. A property owner whose property is leased is not entitled to store an item in the lot.
4. Tenants are not entitled to store an item in the lot.
5. The Owner must live at the property at least 4 months during the year. (Driver's License and Utility Bills will be used to validate this requirement) and Storage Item must be in the Storage Lot at least 4 months during the year.
6. The Citrus Springs Master Board of Directors reserves the right to deny storage for any item it deems inappropriate or incompatible for the lot.

FEES/ACCESS

1. The annual fee shall be \$50.00 per item and is payable before any item is stored in the lot and due by July 1st of each subsequent year that the item is stored in the lot. There shall be no pro rating of the fee. These fees may be adjusted by the Board of Directors as they deem necessary.
2. Only the person assigned a space in the lot will be issued a key.
3. If the annual fee is not paid by the due date, the item will be removed from the lot at the owner's expense and the space assigned to the next person on the wait list.

WAIT LIST

1. The size and layout of the lot can only provide 37 spaces. These spaces are located and designed to accommodate three different size items.
2. Each size space shall have its own wait list, designated as "A", "B" and "C". The Director in Charge will assign each item to a wait list based on the size and type of the item. No item can be on more than one wait list.
3. To be placed on one of the wait lists, the resident must own the item; i.e., have a current registration that has their Citrus Springs Address
4. Spaces will be assigned on a first come first served basis, for each list.
5. Once a space is assigned the item owner has 30 days to occupy the space. If it remains unoccupied after this period, the Director in Charge may assign it to the next requestor on the wait list.

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REGISTRATION

1. Resident items stored must have a valid State Registration with the Citrus Springs Address.
2. HOA Villages can store a box trailer for storing Village items; e.g., Christmas decorations, files, etc. without registering the trailer. They will be subject to all other lot rules and fees.
3. The responsible HOA Director will do periodic inspections of the lot. Any item found with an expired registration will be investigated and the owner contacted. The owner will have 14 days to acquire a current registration. After that the item will be removed from the lot and the owner will be banned from obtaining another storage space.

LOT RULES

1. Once a stored item is no longer being stored in the lot, the owner must immediately notify the HOA. (If this rule is not adhered to, the resident will be banned from getting another spot.) If an applicant wishes to keep the space to store an item of similar size and type, he may do so if he/she obtains the item within 2 weeks of removing the original one.
2. If an item is going to be taken from the lot temporarily for a period more than 30 days, the storage owner must notify the HOA.
3. If a spot is available for an extended period due to travel of the owner, the spot can be given to a resident, meeting the eligibility requirements, until the original owner returns. The space assignment is at the discretion of the Occupant and the Director in Charge. A fee of \$50 will be charged and a key will be issued.
4. The owner must have Insurance for the Item.
5. An item owner who has an item removed from the lot by the Board of Directors for any reason will be banned from obtaining another storage spot.
6. The owners of items in the storage lot are responsible for any damages they cause to other items stored in the lot or to the storage lot.
7. Owners must securely lock the gate when they leave the lot unless there is another authorized person in the lot.
8. Items may only be parked in their assigned spaces and may not block access to other spaces in any way.
9. The entrance gate must be kept free of obstructions at all times.
10. Item owners are responsible for keeping their assigned spaces clean.
11. No flammable or explosive substances may be stored in the lot other than materials associated with the item; e.g., attached propane tanks and boat gas tanks.

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12. No trash, vegetation or other garbage may be stored in the lot.
13. Only the approved item(s) may be stored in the lot.
14. Item owners are required to maintain the item they store in the lot. Any item owner who allows their item to deteriorate, or become unsightly will be asked to improve the item or remove it.
15. No mechanical repairs are permitted in the RV lot.
16. Item owners are responsible for any substances that they spill on the ground in the lot and for any expense necessary to meet environmental standards.
17. The Citrus Springs Master Board of Directors reserves the right to ban anyone who violates these rules.

I have read and understand the rules listed above and agree to abide by them. **I also understand and agree that I am using the storage lot at my own risk.** I understand and agree that the Citrus Springs Master Homeowners Association makes no claims as to the security or safety of the lot and is not responsible for any damage to, or theft of, any item stored in the lot.

I understand and agree that any misrepresentation of my personal information including address, registration may result in the Citrus Springs Master Board of Directors denying my application or removing my item from the lot at my expense. (Revised 06/22/2023)

PRINTED NAME OWNER 1: _____ DATE: ____ / ____ / 20__

SIGNATURE OWNER 1: _____

PRINTED NAME OWNER 2: _____ DATE: ____ / ____ / 20__

SIGNATURE OWNER 2: _____