



## Laird Bayou POA General Policy # 14

### **Subject: Use of the Boat/RV Storage Yard**

#### **Background:**

The original Laird Bayou land developer set aside a small space on community property to store boats, trailers, and recreational vehicles (RVs). This space was never large enough to guarantee available storage for all the eventual 132 property owners. As the community has grown, more residents have been utilizing the area, which is now nearly full. This policy aims to control this limited space's use fairly and equitably.

The following rules govern the use of this space. These rules may be further modified as the community grows and demand increases for the limited available space. The Board of directors is also exploring possibilities for expansion of the yard as demand increases.

#### **General:**

Using the Boat/RV Storage Area requires Laird Bayou Property Owner's Association (POA) permission. The POA has designated a Storage Yard Manager to facilitate the implementation of this Policy. Contact Info for the current Yard Manager is as follows below:

Primary:	Will Davis:	<a href="mailto:davismw06@gmail.com">davismw06@gmail.com</a>	(405) 837-0360
Alternates:	Glenn Cox:	<a href="mailto:glenncox@mac.com">glenncox@mac.com</a>	(505) 412-2953
	Doug Jones:	<a href="mailto:skylineski@yahoo.com">skylineski@yahoo.com</a>	(253) 576-0628

Use of the yard is reserved for Laird Bayou property owners.

Permission to use the yard will be granted on a first come-first serve basis.

Once the storage area is full, users will be limited to one parking spot per owner, and new requests may be denied based on availability.

Use of the yard is limited to storing boats/jet-skis/trailers and recreational vehicles (RVs). Automobiles, commercial vehicles, storage containers, and construction materials are prohibited. Storage of portable containers of flammable liquids, gases, or corrosives is not permitted.

Items stored in the yard must be registered with the Yard Manager and identified as required herein. Unidentified items will be considered abandoned and may be removed.

The Yard Manager must be provided current contact information for users of the yard. If available, this should include as a minimum, phone, text, email, and alternate contacts.

If trailers need to be relocated, a reasonable attempt will be made to contact owners to request such a move; however, the POA reserves the right to relocate trailers within the storage area.

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Trailers shall not be locked. If locked, locks may be cut and removed by the POA if necessary to move a trailer.

The yard is to remain locked at all times other than during placement and removal of vehicles.

The POA will periodically change the lock codes. Text/email will notify registered yard users of lock code changes.

Items stored in the yard must be functional, in good repair, and road worthy. Leakage of fluids from any stored vehicle, such as motor oil, is prohibited.

Vehicles typically requiring State registration and licensing shall maintain current registration and license tag.

Nothing is to be hung from the facility fences.

Camping, overnight stays, and extensive vehicle maintenance in the yard are prohibited. Dumping of waste is not permitted.

If the yard is not complete, guests of property owners may be granted permission for temporary use if given in writing by the Storage Yard Manager.

Storage of items in the Storage Yard is done at the property owner's risk. The Laird Bayou POA assumes no responsibility for loss or damage to items in the Storage Yard.

Items must be stored by the Parking Plan and Item Identification Requirements provided herein.

### **Parking Plan and Item Identification Requirements:**

1. Register with the Storage Yard Manager and provide the following information BEFORE placing an item in the Storage Area:
  - A. Name
  - B. Lot Number
  - C. Reliable Contact Information (described above)
  - D. Make
  - E. Model
  - F. Color
  - G. State Registration and Tag Number
  - H. Approximate width and length

The Storage Yard Manager will provide you with the gate code and specific parking location instructions.

2. Ensure your property is marked with your last name and community lot number. Use 1 (one) inch lettering on the trailer tongue, front bumper, or a paper readily visible through the windshield. Unidentified items will be considered **abandoned** and **may be removed at the owner's expense.**

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3. Each designated parking stall is identified by red and white reflective markers located on the fence. Park your item only in a designated space between the reflective markers.
4. All items shall be backed into a designated parking stall.
5. Park your item straight and perpendicularly to the fence.
6. Trailers shall not be locked.
7. See the area map. Areas in BLUE indicate parking areas. Areas in RED are NO PARKING areas, needed to allow maneuverability for parking.



### **Enforcement:**

Owners must cooperate and park responsibly to maximize the utilization of the limited yard space. Parking should never block or inconvenience other property owners.

If problems are identified, reasonable efforts will be made to attempt to notify the individual owner to allow them to correct the problem promptly. However, if this cannot be accomplished promptly, the POA reserves the right to relocate trailers within the storage area.

Repeated violations of this Policy may result in fines or expulsion from using the yard.

Owners must register their vehicles with the Yard Manager and mark them with owner identification. Unidentified items will be considered abandoned and may be towed and impounded. The POA will make reasonable efforts to identify the owner, but the vehicle may be towed if this fails.

The owner of any vehicle or item removed from the storage area by the POA after being found in violation of this Policy will be responsible for all towing fees, storage fees, and reclaim/recovery fees.

## Policy # 14, Use of the Boat/RV Storage Yard

This policy supersedes and retires two previous RV-Boat Storage Policies dated February 20, 2010 and October 6, 2016.

Approved by the BOD on November 10, 2006

Revised and approved by the BOD on June 22, 2017

Revised and approved by the BOD on May 2, 2022

Revised and approved by the BOD on October 1, 2022

A handwritten signature in blue ink, appearing to read "Glenn Cox", is written over a horizontal line.

Glenn Cox

President

Laird Bayou Property Owners Association, Inc.