

KILDAIRE FARMS 1 HOMEOWNERS ASSOCIATION, INC.
c/o HRW, Inc.
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STORAGE YARD RULES & GUIDELINES

(For Boats, Recreational Vehicles, Utility and Travel Trailers)

The Storage Yard in Kildaire Farms exists for the purpose of providing Kildaire Farms residents a place to store boats, recreational vehicles, utility trailers, and travel trailers so they are not placed on driveways, yards, streets and common areas. Town of Cary ordinances state that boats, recreational vehicles, utility trailers, and travel trailers are required to be parked on the side or rear of the house, not in the front yard, driveway or at the street in the right-of-way. Additionally, if parked on a corner side yard, such vehicles must be completely screened from street view. [See section 5.3.2 of the Land Development Ordinance, refer to section (D)(4).] This Kildaire Farms storage facility is intended to help Kildaire Farms residents comply with our community standards and Town of Cary ordinances.

Due to the large number of residents in Kildaire Farms, coupled with a long-running waiting list for spaces, the storage yard is restricted to Kildaire Farms residents only and only one space per lot owned can be rented. If an owner sells their home in Kildaire Farms, they must vacate the rented space by the end of the month in which the sale of the property was finalized. Homeowners who sell their homes will not be entitled to a fee refund.

All items stored in the Storage Yard must be in good working order, properly registered and licensed, and movable or removable upon request. This storage facility is for storing actively used recreational and utility trailer type vehicles, and is specifically not for storing junk vehicles, or for long-term storage of unused vehicles or vehicles that have fallen into disrepair. Vehicles with flat tires, rotting covers, unregistered or out of date tags, or that haven't been moved for months or years, etc., do not meet this "active use" criteria and block spaces from use by homeowners with more active day-to-day needs. Movability is also required to coordinate different sized vehicles in the available spaces and locations, as well as for maintenance of the Storage Yard itself. From time to time homeowners may be reassigned to a different space during the rental period to help accommodate other vehicles. Vehicles deemed to be out of compliance with the above standards are not allowed. Spaces that are rented but unoccupied for six months or more must be returned to the HOA for other residents to use. With available spaces in such short supply, it is not reasonable to allow residents to rent and hold a space if they do not have an active use for it.

The storage facility is self-supported by the yearly storage fees, with the objective of being sufficiently funded to accommodate all ongoing maintenance needs as well as potential future improvements or expansions. The fee may be adjusted from time to time on or around September 1st by the Kildaire Farm Homeowners Association board of directors. Any changes will go into effect on October 1st of that year. Note, the Kildaire Farms HOA reserves the right to modify the yearly fee at other times should the need arise.

Spaces are rented for a period of one year, starting October 1st of each year. Residents currently renting a space in the Storage Yard will have priority the following year in acquiring a space.

Yearly fees and the current towing company will be posted on the Kildaire Farms Homeowners Association website.

Fees will be due October 1st of each year. On November 1st, the combination lock will be changed, and the new combination will only be given to those who have paid the fees. Vehicles and boats parked in spaces with delinquent fees are subject to being towed after December 1st. After the renewal process has been completed, owners who are listed on the waitlist will be contacted. The annual payment will not be prorated. In the event that vacant spaces remain as of December 31, then a second space may be rented at the current annual rate by a current occupant of the storage yard until September 30. Fees for the second space will not be prorated. This second space is not guaranteed for the following year and will not be granted unless open spaces remain after the sign-up period is completed. The Community Manager will assign a specific space in the storage yard to each user.

Other Rules and Guidelines:

- The focus of the Storage Yard is to provide residents with a convenient option for storing boats, recreational vehicles, utility trailers, and travel trailers.
- Items stored in the Storage Yard must be the property of the homeowner renting the space, or another current resident of Kildaire Farms if the space is shared.
- If multiple residents are sharing a space, names of the residents sharing the space must be provided to the Community Manager so vehicle ownership and residency can be verified.
- Residents may not reassign their space to another user.
- Upon request, residents may be asked to provide a brief description of what they are storing in the space.
- No automobiles are to be stored in the Storage Yard. No commercial vehicles or equipment of any kind is allowed in the Storage Yard.
- All items stored in the Storage Yard must be in active use, in good working order, and movable or removable upon request. Vehicles and trailers must be properly registered and licensed. Vehicles that are deemed not to be in active-use, are not licensed, tagged, or drivable

- cannot be stored in the Storage Yard.
- Spaces that are rented but unoccupied for six months or more must be returned to the HOA for other residents to use.
 - Vehicles parked in a space not assigned to their owner are subject to being towed.
 - Vehicles must stay within the boundaries of the assigned space and must not encroach upon adjoining spaces.
 - Unauthorized vehicles or materials in the Storage Yard will be removed at the owner's expense.
 - Homeowners must be current with their HOA fees to be eligible for space rental.
 - Failure to comply with Storage Yard policies and guidelines may result in the loss of Storage Yard privileges.
 - Storage Yard rules are subject to change at any time.
 - The Kildaire Farms Homeowner's Association and HRW, Inc. assume no responsibility for damage, theft or loss of any kind related to the Storage Yard. A legal release of liability must be signed as part of the rental agreement.

Spaces are Eight (8) or ten (10) feet wide and are open to all Kildaire Farms Homeowners Association and KF Homeowners Association II members. The Community Manager is responsible for the rental of each space.

Per the Kildaire Farms 1 Board of Directors
Revised: October 10, 2018