



Plantation Harbor Property Owners Association

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REGULATION #07-03

BOAT & UTILITY TRAILER STORAGE PARK

DATE APPROVED: March 30, 2007

DATE EFFECTIVE: March 30, 2007

DATE RESCINDED:

The purpose of this regulation is to accommodate the utilization, parking and storage of motor-homes, campers, boats/boat trailers, utility trailers, tents and other infrequently used vehicles and equipment. This Regulation supersedes PHPOA Resolution 02-03, which is hereby rescinded.

Paragraph L. of the Covenants includes several prohibitions relative to parking and use of motor vehicles and trailers of various types within Plantation Harbor. Clearly the intent of the Covenants is to assure a pleasant, uncluttered, upscale appearance throughout the development. With the implementation of a storage area within the community, long-term (in excess of seven days) parking of these vehicles within Plantation Harbor should occur only in this designated area or inside a building on a member's lot.

The following rules are in effect:

1. Members and guests may store their motor-homes, campers, boats, boat trailers, utility trailers, tents and other infrequently used vehicles and equipment in the designated PHPOA storage park.
 - a. Such equipment may not be stored on any common areas which include roadsides, easements, and clubhouse and boat ramp parking areas. A boat trailer may remain parked on the boat ramp parking area while the boat is in use, but if an extended trip is anticipated (24 hours or more) the trailer should be returned to the storage park.
 - b. Such equipment may be stored on a member's lot when kept inside a building.
 - c. Such equipment may temporarily (7 days or less) be stored on a member's lot, for example while working on it or cleaning it.
2. There is no fee for members' use of this storage facility. There is a fee for those desiring a "semi-permanent" electrical hookup, for example, for use of battery chargers or engine warmers during the winter months. The amount of the electrical fees is specified in the Regulation, "*PHPOA FEES.*"
3. Anyone needing a gate code for this storage facility or the entrance gate or a Storage Registration Permit should refer to the PHPOA phone directory under "Codes.& Storage Registration" under the Homeowners Association page on the www.plantationharbor.org website or on the local Directory distributed within Plantation Harbor.
4. Anyone using this storage facility must fill out the Storage Registration Permit. This will provide the required contact information for PHPOA to reach the owners of any equipment stored in the storage park should the need arise. This Permit is also required for use of the Association boating complex. All registered trailers will be given a Plantation Harbor decal to paste on the trailer for identification.
5. Guests are also handled through the same "Codes.& Storage Registration" contact discussed above. For a frequent guest, PHPOA decals may be issued; for infrequent guests simply

discussing it with the Compliance Inspector will avoid or solve any problems and the vehicle will not be towed.

6. In addition to the Plantation Harbor decal, each trailer and motor vehicle kept in the storage park must have a current state registration.
7. Equipment parked or stored on any Plantation Harbor common property in violation of this Regulation is subject to towing at the owner's expense. Any vehicle not displaying a PHPOA decal will be given at least one warning before towing; thus in the case of guests it behooves the sponsoring member to notify the compliance inspector as after one warning the untagged vehicle may be towed.
8. PHPOA assumes no responsibility or liability for any losses or damage to vehicles parked on its properties.
9. Motor-homes, campers, and tents may be utilized as accommodations for periods not to exceed seven days. No sewage or waste water may be discharged anywhere within Plantation Harbor other than into the permitted PHPOA Sewage Treatment System. This equipment may be used for living accommodations only when parked on individual homesites, but not on community property, easements identified in the Declaration, streets, or adjacent right-of-ways. No more than three tents may be erected on a homesite at any time. Members and guests must remember that Plantation Harbor's standard supports reasonable privacy and freedom from disturbance, particularly during evening and early morning hours.

APPROVED:

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/s/

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J. Allen Heller
Director, PHPOA

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