

Hello Owners,

The Lake in the Woods Restrictive Covenants do not allow temporary or long-term storage of any vessels, including trailers, boats, recreational vans, trucks, commercial vehicles and others on owner lots or in the common areas. Enforcement of this prohibition has been a major problem for the Board due to the cost of volunteer time, letter writing, and resident push-back.

To address this, about eight years ago the Board of Directors established a parking area by our maintenance building for boats, trailers, and other vessels. The purpose was to provide residents a place to store various vessels not permitted in their yards/driveways and thereby reduce enforcement efforts. The Board does charge a relatively small fee (considerably less than commercial rates) for storage. Residents clearly appreciated the convenience of our storage area. There was a waiting list for most of 2021 and we had to add a number of spaces to satisfy the demand.

The small fees add up to about \$6000.00 per year. This is a win for the Community, a win for residents who use it, and helps with common area maintenance expenses.

As it turns out, the restrictions on storage of various vessels on common property also apply to the HOA. Legally, we could claim that since this has been extant for more than five years we are "grandfathered in." However, that is not a perfect defense because it could be challenged in court, an expensive venture, win or lose.

The Board believes it is in the best interest of the Community to modify our Restrictive Covenants to allow the HOA to continue providing storage and to continue to receive the income therefrom. That action is difficult because we need approval from 75% of owners. We hope you will help us on this matter.

Sincerely,

Board of Directors

Lake in the Woods Owners Association, Inc.

**Agreement to Modify Lake in the Woods HOA Restrictive Covenants Regarding Vessel Storage on Common Property**

There are two places that refer to storage of boats/trailers; both in article IX of the HOA Restrictive Covenants. These are in Sections 7 and 13 of Article IX Use Restrictions.

Included below are the two sections. Black font is the current text and red font is what the Board recommends to be added.

Section 7. No rubbish, garbage, trash or other waste material shall be kept or permitted on any lot except in sanitary containers located in appropriate places and sealed from public view. No tent, shack, shed, trailer or temporary structure of any kind shall be permitted upon any lot or upon the Common Area either temporarily or permanently. **In spite of the above, the Lake in the Woods Owners Association, INC. Board of Directors (the Board) has the right to designate specific areas of the Common Area wherein vessels may be stored. Such vessels include trailers, boats, recreational vans, trucks, commercial vehicles and other vessels. The Board may charge a fee for such storage. The Board may determine the duration, size, height, placement, location and any other parameters of such storage that it determines to be appropriate, and may require a contract signed by the user .**

Section 13. No lot shall be used as a dumping ground for garbage, refuse or rubbish and no material of any type shall be stored on any lot except in connection with the actual construction of a residence thereon. Garage doors must be kept closed except when in actual use. No boats, recreational vans, commercial vehicles or trucks larger than a 3/4-ton pickup shall be kept or stored in the subdivision except in closed garages **or in an area designated by the Board for such storage as specified in Section 7 above.**

The effective date of this amendment will be the date of its recordation in the Public Records of Hernando County, and shall apply to all vessels after the effective date.

My name and signature below attest to my vote to modify the Lake in the Woods HOA Restrictive Covenants by adding the modifications in red font suggested above.

PRINT NAME: \_\_\_\_\_ LOT # \_\_\_\_\_ BLOCK # \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_