



Jantzen Beach Moorage, Inc.

Covered Carport Policy

Carport rentals are a member privilege and rental payment is due on the 1st of each month and required no later than the 10th of each month to maintain this privilege. If payment is late, a demand letter will be sent to the member. If payment is late two times within a 12-month period, the month-to-month rental agreement will be terminated immediately with a 24-hour written notice to the member, per the agreement.

There will be no status changes for numbered carports that have been leased since the moorage buyout on September 30th, 1997. However, everyone will be required to sign a new Carport Lease Agreement.

APPLICATION/QUALIFICATION PROCESS

Owners of these vehicles must adhere to all written Policies and Procedures. Any violations not corrected within the specified time limit could result in lease termination and loss of their carport space and/or towing of vehicle.

Carports are only available to full-time resident members (“full time” is defined as living within the moorage as their primary residence at least 181 days in a year). Renters will not be considered. If a certificate owner assigned to a carport moves out of the moorage (whether they sell or rent) their carport space is not transferred to the new occupant but instead becomes a vacancy available to the waiting list.

Carport space cannot be subleased to another party.

Only one (1) carport space will be assigned to any certificate owner. If an individual owner has a certificate for more than one slip, they will only be granted one carport space; they will not be granted a carport for each certificate.

Vehicle length must not exceed past fire/safety line.

The moorage office will maintain and post a waiting list for assignment of carport vacancies. Member names will be added to the list in the order that they are received and dated accordingly. In order to maintain their position on the waiting list, a member must pay their monthly association payments no later than the 10th of each month. If payments from a member are not received by the 10th of the month, their name will be removed from the list. Members must show at least six months of timely consecutive payments in order to be added to the waiting list and maintain their place in line.

When a carport vacancy occurs, the person at the top of the list will be notified. (The person requesting a carport space will be responsible for notifying the moorage of any address or telephone changes.) If there is no response from the member within two (2) business days, the next person on the waiting list will be notified. If the space is turned down because of location, that person will stay at the top of the list for the next vacancy.

Any possible exceptions or situations not covered within this policy will be remitted to the Board for clarification and final disposition.