

## Dry Boat Storage Policy (DBS)

### What may you store in the DBS?

#### Primary Purpose

The CCRs refer to the DBS as a **boat storage facility** and that is the originally intended use. The WB Board of Directors define **boat** to include all watercraft such as motorboats, sailboats, jet skis, canoes, etc. and that the DBS facility is for storage of such items and/or their associated trailers. Watercraft requiring registration under N.C. law must display a **current and valid** NC Wildlife registration sticker. Trailers for watercraft must have a current and valid N.C. DMV registration and display a current and valid N.C. license tag. You may not store such watercraft if they are not registered, just as you cannot keep an unlicensed car on your property.

#### Extended use

On August 16, 1998, the WBHOA Board of Directors approved the extended use of the DBS to include the following specific types of items:

- Utility trailers
- Campers
- RVs
- Automobiles
- [Other items as specifically approved by the HOA Board of Directors \(special dispensation\)](#)  
[Resident must make request to DBS Administrator who will present the request to the Board.](#)

The following restrictions also apply:

- Items must be owned by the homeowner or renter and adhere to the same NC DMV registration requirements as boat trailers.
- The board reserves the right to redefine storage use as the watercraft population increases.
- The storage of watercraft takes priority over the storage of other item types.  
Refer to the section titled, "**How many spaces may a homeowner have in the DBS?**" for the policy on removal priorities.

### Who is eligibility to use the DBS?

#### Deeded Ownership

Only deeded homeowners **occupying their residence** or persons leasing or renting a home are eligible for a space in the Dry Boat Storage. You are not eligible until you have closed on a home or signed of a lease.

#### Leasing/Renting

A Homeowner leasing a home for which they have received access to a DBS space may not exclude the use of the space in the lease agreement No one may establish a dual class of residents that would exclude a lessee from having full eligibility for common area facilities.

#### Proof of Ownership

Boat titles (where applicable) must be in the name of the homeowner or lessee. If you co-own a boat, that is acceptable, but the title must show co-ownership on the title. Proof of title is required to obtain a space. The Winslow Bay resident co-owner is responsible for other non-resident owner's conduct, theft, or damage caused by non-resident No one may store a boat for friends or non-resident family members.

## Registration

### What items must be registered?

- WBHOA policies operate in compliance with NC State laws governing the registration of trailers and watercraft operating on NC waterways and roadways. Beyond NC State laws, whether a resident intends to operate a trailer or watercraft on NC waterways or roadways or not, WBHOA requires current registrations be in place as continued proof of ownership each year for items to remain in the DBS.
- **Watercraft** (motorboats, sailboats longer than 14 feet at the load waterline (refer to [http://www.ncwildlife.org/pg01\\_License/pg1c1.htm#q4](http://www.ncwildlife.org/pg01_License/pg1c1.htm#q4)), Personal Watercraft  
Watercraft must have a valid & current **NC Wildlife Commission** registration on file with the DBS Committee Administrator and the sticker displayed on the watercraft to remain in the DBS. *If you establish residency in NC and bring a watercraft, you have six months or until your previous state's registration expires, whichever is less, to register the watercraft.*
- **Trailers** of any type
- **Automobiles (cars, trucks, RVs)**  
Trailers and automobiles must have a valid & current **NC DMV** registration on file with the DBS Committee Administrator and the license tag displayed to remain in the DBS and must meet the same registration guidelines as motor vehicles as stated in the CCRs, *ARTICLE VII, USE RESTRICTIONS Section 17*. If you establish residency in NC, you must register your trailer or automobile at the expiration of the time granted by reciprocity agreement between North Carolina and your prior state of residence (usually 30 days) or when gainful employment is accepted, whichever occurs first.
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- Individuals not establishing residency must provide a current registration from their resident state.
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- Individuals not establishing residency and coming from a state that does not title and register the above items, must conform to NC law by registering the item in NC. Contact the appropriate NC department for guidance

### What items do not need registration?

- Rowboats, canoes, and rafts moved only by oars, paddles, or the current do not need registration in North Carolina.
- Vessels documented with the U.S. Coast Guard do not require registration. However proof of such USCG documentation must be on file with the DBS Committee Administrator.
- ATVs **if the ATV is stored on a licensed trailer.**

## Parking Alignment

Assignees must position items within the width of the space. This will assure proper spacing between spaces. Any resident using the DBS may bring improperly parked items to the attention of the **owner** and escalate to the DBS Committee if they cannot resolve the issue with the owner.

## Non-compliance

Non-compliance with DBS policy will initiate the WBHOA **Process for Violations**. (See that document for details.)

*If at any time the remote holder does not follow posted DBS policies (keeping all registration documents current and on file with the DBS Administrator, etc.) the remote will be deactivated for 7 days starting immediately after the 7 day period given to come into compliance stated in the **Step 1 Violation Letter**. In order to reactivate the remote, the homeowner will pay a fee of \$25. **The HOA BOD may also deactivate any remote if the homeowner has any other violation issues that have been unaddressed weather through ARC, Pool Committee, or for non-payment of annual dues.***

**How many spaces may a homeowner have in the DBS?** A residents may store as many approved items in the DBS as they like that meet the ownership and applicable registration requirements until the DBS is a full capacity (all marked spaces are full).

**What if the DBS is at full capacity with non-watercraft stored in it and a resident with a watercraft applies for a space?**

The WBBOD will authorized a lottery drawing among residents assigned DBS spaces who have [extended use items, non-watercraft or watercraft trailers](#) to determine which of those residents must remove their item to make room for the applicant.

**Duration of assignment**

Residents continue to occupy the space assigned by the current DBS Administrator until

- the resident sells their house **and** moves from the Winslow Bay community. If you move to another house within the community, you retain the assigned space. You may not rent your home and retain your DBS space for yourself. **The lessee may apply** for a space in the DBS as any other resident but **they do not inherit the space held by the homeowner.** The WBHOA is not bound by any statement or implied statement by a homeowner to a lessee about automatically having a space in the DBS.
- Requested to change to another space by the DBS Administrator. (The DBS Administrator may change space assignments as necessary to maintain what he/she feels is the most effective use of the DBS.

Note: This in no way removes the WBHOA Boards of Directors' right to revoke usage if someone violates CCR or DBS policy resulting in action on the part of the Board of Directors.

**Waiting list policy**

There will be a waiting list for people who cannot get a space once the DBS is filled. If and when a storage space becomes available and the first person on the waiting list turns down the slot he/she moves to the end of the list.

**Fee**

There is no fee for using the DBS. The CCRs designate the DBS as part of Common Area available on a *first come first serve* basis. **First come first serve** means first to SIGN UP for a space and has nothing to do with when a resident buys their house in the Winslow Bay community.

**How do I reserve a space?**

Contact the DBS Administrator to reserve a space or be added to the waiting list. You may locate the administrators name at [www.winslowbay.org](http://www.winslowbay.org) or by contacting the Board of Directors.

**Rights of the Board of Directors**

The Winslow Bay Board of Directors retains the right to make changes to this policy as necessary to provide for the most effective use of the Dry Boat Storage area. The WB Board of Directors has the authority to remove any vehicle or watercraft from the DBS whose owner fails to comply with the DBS policy.