



SAWGRASS LAKES MASTER ASSOCIATION INC.

c/o Watson Association Management, LLC
430 NW Lake Whitney Place, Port St. Lucie, FL 34986
Phone (772) 871-0004 Fax (772) 871-0005
Website - www.PinnacleAM.com

September 16, 2019

Dear Homeowner:

Enclosed, please find your RV Lot Application for 2020 along with the Hurricane Preparations list. The amount due is \$200 per spot, payable to Sawgrass Lakes Master Association, c/o Watson Association Management, 430 NW Lake Whitney Place, Port St Lucie, FL 34986. You must fill out the application, sign the Hurricane Preparations list and send them with your check. The clicker is \$50 and is refundable upon return.

Payments are due by November 1. If you no longer need the space, please call 772-871-0004 and let them know you will not be needing your space. You can return your clicker to Watson and they will issue the refund for your clicker deposit.

If your payment is not received by the due date and you have not notified Watson that you no longer need your spot, your clicker will be turned off; there is an \$80 fee to turn off the clicker and you will be responsible for paying this fee. Your space will be assigned to another homeowner. If your vehicle is in the lot when your clicker is turned off you will have to pay the \$80 to either remove your vehicle from the lot or \$160 to turn your clicker back on after you pay your lot fee if a spot is available. After your clicker is turned off for non-payment you will have ten (10) days to remove your vehicle or it will be towed.

At this time, we are asking all homeowners who have vehicles parked against the wall to move ten (10) feet from the wall. Additionally, the first 23 vehicles parked towards the entrance of the lot on the wall side should move back towards the wall to widen the roadway and give vehicles ample room to maneuver while still maintaining the ten (10) foot distance from the wall. Vehicles along the fence must be parked on an angle.

There are several vehicles parked in the back of the lot against the fence that are too long for those spots. Please be on notice that you will likely be assigned a new spot.

This summer an insect treatment was applied to the RV Lot, thanks to Paar Estates; their pest control vendor agreed to treat the lot for free. The semi-annual service provided by ANTEC is GUARANTEED to treat ants ... we also have an invitation to call for FREE complimentary return visits if further ants are observed.

If you have any questions about your account, please contact Watson Association Management at 772-871-0004.

Thank you.

Sawgrass Master Association Board of Directors



SAWGRASS LAKES MASTER ASSOCIATION INC.

c/o Watson Association Management, LLC
430 NW Lake Whitney Place, Port St. Lucie, FL 34986
Phone (772) 871-0004 Fax (772) 871-0005
Website - www.PinnacleAM.com

RV BOAT STORAGE REGISTRATION FORM

RV LOT MAINTENANCE FEE: \$200.00 BILLED ANNUALLY (regardless of what month the application is made)
PAYMENT DUE BY NOVEMBER 1 FOR JANUARY 1 TO DECEMBER 31 OF THE FOLLOWING YEAR

Make checks payable to: Sawgrass Lakes Master Association
(Clicker will be turned off if payment not received by November 1)

HOMEOWNER NAME: _____

TENANT NAME: _____
If Tenant is Renting the Space

ADDRESS: _____

HOMEOWNER PHONE: _____ EMAIL: _____

TENANT PHONE: _____ EMAIL: _____

PLEASE CIRCLE ONE:

NORTH PANTHER TRACE SOUTH PANTHER TRACE HAMMOCK COVE PAAR ESTATES CRANE POINT.

VEHICLE INFORMATION

___ Boat ___ Trailer ___ RV ___ OTHER Length _____

Year: _____ Make: _____ Model: _____

Color: _____ State: _____ Tag#: _____

VIN: _____ Other: _____

Disclaimer (Please initial next to each one)

Resident

- The resident listed above acknowledges that they are the current resident of either North Panther Trace, South Panther Trace, Hammock Cove, Crane Point or Paar Estates, all of which are sub-associations of the Sawgrass Lakes Master Association.
- The resident agrees to notify the Master Association if there is a change of residency and return all property belonging to the Sawgrass Lakes Master Association.
- The resident listed above acknowledges that they are the rightful/legal owner of said vehicle.
- The resident must use only their assigned space for their approved vehicle.

RV LOTSPACE ASSIGNMENT IS SUBJECT TO CHANGE AT ANY TIME

- *The resident acknowledges that they are storing their vehicle at their own risk and that Sawgrass Lakes Master Association as well as any of their sub-associations bears no responsibility and all risks whether liability, theft or otherwise are at the owner's risk and expense.*
- *The resident acknowledges that they will be responsible for any fees associated with their misuse of the lot.*

Sawgrass Lakes Master Association

- *Sawgrass Lakes Master Association is charged with operating and maintaining the RV lot adjacent to North Panther Trace.*
- *The Sawgrass Lakes Master Association at its sole discretions, may establish, enforce or change any and all rules, operating procedures and any other policy.*
- *The Association or its representative is solely responsible for assigning all spaces numbered.*

Space & Vehicle Requirements

- *Under no circumstance may a Resident place more than one allowed item in a space.*
- *Only RVs, boats, boat trailers, automobile, utility trailers are eligible for space in the RV lot.*
- *All vehicles must display a current registration. Non-registered vehicles are strictly prohibited. Violators will receive a violation notice by mail and be given 7 days from receipt of the letter to display a current registration tag. Failure to do so will result in the vehicle being towed at the owner's expense to a storage lot chosen by the Master Association. All fees and expenses will be the responsibility of the resident.*
- *The Association may at any time change a Resident's space to maximize the lot space and security. Failure to move to a newly assigned spot will be cause to terminate this contract.*
- *Spaces are assigned to a specific vehicle and not to a person; spaces cannot be transferred or shared.*
- *The size of a Resident's space is determined exclusively by the Association however, in no case shall the Resident park any item closer than 10 feet from the concrete wall located adjacent to the RV lot.*
- *The Master Association alone shall have the right to determine violations of the above.*
- *Failure to comply with the RV Lot Rules and Regulations will cause the property to be removed at the owners' expense. This includes failure to pay the annual fee by the due date.*

Lot Rules

- *Residents are responsible for keeping the area around their vehicle clean.*
- *Residents must remove any debris and items; the spot is for the storage of a vehicle only. Items left that interfere with mowing and pest control will be removed and discarded.*
- *All property must be secured.*
- *No pets allowed.*
- *Water is available for limited use. Residents must turn off the water when not in use.*
- *Electricity is available for limited use. Residents may not keep electric hooked to their vehicle.*
- *Residents must adhere to the Hurricane Preparations list. Loose items left out will be removed and disposed of.*

Liability & Responsibility

- *All vehicles must be insured and list Sawgrass Lakes Master Association as 'Additional Insured'.*
- *Resident assumes liability for and shall indemnify and hold harmless the Sawgrass Lakes Master Association, its Directors, Officers, Agents, and Servants from and against all losses, damages, penalties, claims, actions, suits, costs, expenses, judgments and disbursements, including legal expenses of any kind and nature imposed on, incurred by or asserted against the Sawgrass Lakes Master Association in any way relating to or arising out of this Agreement or the provision of the storage space.*
- *Resident acknowledges replacement fee for lost clicker must be paid for in full.*

— Resident acknowledges in the event a clicker must be turned off due to the actions of the Resident, the Resident will be responsible for the \$80 fee to turn off the clicker and another \$80 fee to turn the clicker back on, if applicable.

Resident Signature: _____ Date: _____

RV BOAT STORAGE CHECKLIST

- o Completed Registration Form
- o Signed Hurricane Preparation List
- o Copy of Insurance
- o Copy of Vehicle Registration
- o Picture of Vehicle
- o Check or Money Order for **\$200.00** Payable to: Sawgrass Lakes Master Association Due by Nov 1
- o Proof of Residency
- o Check or Money Order for **\$50.00** Payable to: Sawgrass Lakes Master Association

For Office Use Only:

SPOT #: _____ AMOUNT PAID: _____

DATE PAID: _____ CHECK #: _____

DATE CLICKER ISSUED: _____ DATE CLICKER RETURNED: _____

DUES CURRENT? : YES NO VERIFIED BY: _____
Name of sub-association officer who verified



SAWGRASS LAKES MASTER ASSOCIATION INC.

c/o Watson Association Management, LLC
430 NW Lake Whitney Place, Port St. Lucie, FL 34986
Phone (772) 871-0004 Fax (772) 871-0005
Website - www.PinnacleAM.com

HURRICANE PREPARATIONS – RV STORAGE LOT

Reminder: It is each homeowners' responsibility to insure property stored in the lot; each owner has signed a waiver of liability pertaining to the use of the lot.

Gate/Lights:

There is no guarantee that the gate will be accessible or that the lights will be functioning during a hurricane. The electrical outlets near the lights are not for public use as electricity for the RV lot is not contemplated in the budget, nor are running electrical cords through the fence safe! We ask that you take care of any hurricane preparations beforehand, including removal of any current violations.

The Master Association will not be responding to gate issues during a Named Storm.

Loose Debris:

As a reminder, loose debris is not permitted. This includes everything that is not stored inside your boat/RV or enclosed trailer. This includes gas cans, cabling, hoses, laundry baskets (yes; these are currently sitting in the open), unsecured tarps, tents or canopy supplies, cushions, fenders and anything that can become a projectile. Under no circumstances will canopies/tents be permitted.

Boats:

For small boats on trailers (under 22'), a minimum of two weighted ratchet straps (to the trailer) is recommended. Depending on the weight of your boat and the ratings of the ratchet straps, larger boats may need as many as five (5) weighted ratchet straps securing the boat to the trailer.

Please follow your manufacturer's recommendations related to possible removal of plugs.

All loose items should be removed or secured inside a cabin including cushions, canvas, electronics, fenders and the like.

Trailers:

Trailers should be secured in the ground with augers with a minimum of 36"; these can be easily purchased at any hardware store. For small/light trailers, a minimum of 2-3 augers should be used; for larger boats, please follow the weight recommendations on the augers and utilize as many as needed. Consider chocking and deflating your tires.

RV:

If you leave an RV in the lot, empty the holding tanks, turn off the propane cylinders and cover the regulator. Cover vents and the air conditioning unit. Please do not stay in your RV; it is NOT a 'foundational shelter'. Tie down your RV; you may need to invest in something like this:

https://www.amazon.com/gp/product/B003VKYXKO/ref=as_li_tl?ie=UTF8&creativeASIN=B003VKYXKO&linkCode=as2&tag=vehq-20

Please remember that this is not to be construed as legal or insurance advice. This message serves as a reminder of guidelines already in place for this storage lot and an appeal for each lot user to exercise the utmost due diligence!

Resident Signature