FIREFLY COVE PROPERTY OWNERS ASSOCIATION
CANOE/KAYAK/PADDLE BOARD STORAGE RACK REGULATIONS

(Revised October 30, 2026)

- The Firefly Cove Canoe/Kayak/Paddle Board Storage Rack is set aside by the Firefly Cove POA for use as a canoe/kayak/paddle board storage space for the property owners of Firefly Cove.

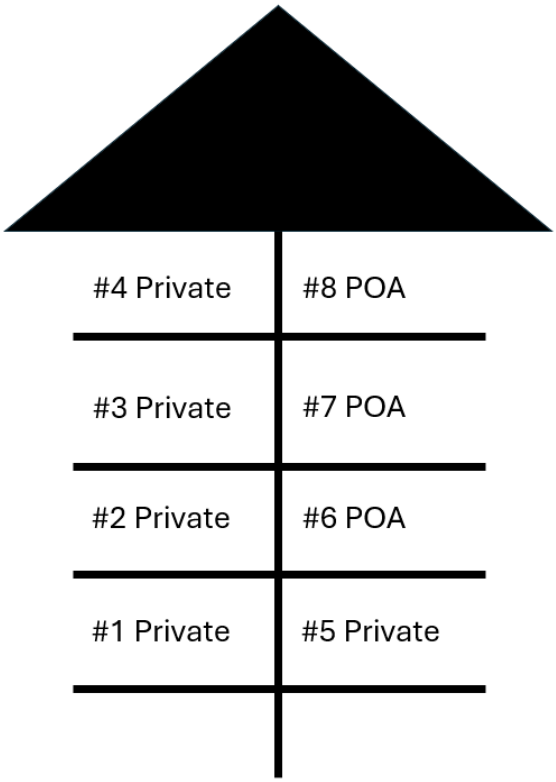
- The Firefly Cove Canoe/Kayak/Paddle Board Storage Space is managed by the Firefly Cove POA Board under authority granted pursuant to the Firefly Cove By-Laws.

- The Firefly Cove POA Board shall be responsible for making recommendations for any expansion or reduction of the Canoe/Kayak/Paddle Board Storage Space and may consider all factors, including but not limited to usage by eligible property owners, available funds, zoning compliance, POA Covenants, and Town of Lake Lure restrictions.

- The Firefly Cove POA has 8 storage spaces. The Firefly Cove POA Board has set aside 3 storage spaces for the use of the POA and 5 storage spaces for the use of Eligible Firefly Cove Property Owners.

- Each Canoe/Kayak/Paddleboard storage space is numbered for assignment.

- A storage space is located on the canoe/kayak/paddleboard storage rack.



(Effective January 1, 2027)

Seniority List
Section 1

1.1 A property owner's seniority on the Seniority list is established by the date that they contact the Secretary. If more than one property owner contacts the Secretary on the same date to be placed on the property owner's seniority list, the seniority will be established by which eligible property owner has owned their property in Firefly Cove longer as determined by the closing date of the purchase of their property in Firefly Cove.

1.2 Additions to the Seniority List can be made at any time by writing, calling, or e-mailing the Secretary. A property owner is not required to own a canoe/kayak/paddleboard to be placed on the Seniority List.

1.3 It is the eligible property owner's responsibility to ensure their contact information is correct and on the seniority list.

1.4 Use of a canoe/kayak/paddle board storage space is reserved for all property owners in good standing, (i.e. paid to date any assessments levied by the Board). If a property owner in Firefly Cove is not in good standing with the Firefly Cove POA and is on the Seniority List, the Firefly Cove POA Board will remove this property owner from the Seniority list. The Firefly Cove POA Board will not add this property owner back to the Seniority List until the property owner is again in good standing. The Firefly Cove POA Board will then add this property owner back to the bottom of the Seniority list.

Canoe/Kayak/ Paddleboard Storage Space
Section 2

The following are guidelines, which the Firefly Cove POA Board will apply in allocating the storage spaces assignments. While every situation cannot possibly be addressed, the Firefly Cove POA Board will use its best efforts to be as fair as possible in resolving any situations not specifically addressed below. In this regard, we would hope that eligible property owners would act to meet the intention of these guidelines, which are as follows:

2.1 Existing storage spaces, and any expansion or reduction thereof, are strictly limited to the provisions promulgated by the Firefly Cove POA Board from time to time.

2.2 A canoe/kayak/paddleboard Storage Space will be limited to one (1) Storage Space per Lot. Additional Storage Spaces may be assigned if a storage space is available.

2.3 If a Storage Space is available after the use of the Seniority List, the Secretary may assign an additional Storage Space to any property owner, including property owners that already have the use of one (1) Storage Space for the remainder of the calendar year. Users of an additional Storage Space shall not be assured of the assignment of an additional Storage Space in the following calendar year.

2.4 In accordance with the benefits of a canoe/kayak/paddleboard storage space, allotment will be strictly on a seniority basis for all eligible property owners. If there are no storage spaces available, a Firefly Cove Canoe/Kayak/Paddleboard Storage Space Seniority List for a Storage Rack space will be kept for those eligible property owners who are interested in using a storage space.

2.5 All storage space assignments will be determined by the eligible property owner's position on the Seniority List. The seniority list contains current storage space position, available storage space (if any) and a waiting list.

2.6 The user of a Storage Space shall follow the Firefly Cove Property Owners Association Canoe/Kayak/Paddle Board Storage Rack Regulations.

2.7 If an eligible property owner on the Seniority List refuses a canoe/kayak/paddleboard storage space offered to them by the Firefly Cove POA Board, then that eligible property owner's name will be moved to the bottom of the Seniority List.

2.8 If an eligible property owner on the Seniority List should pass away, that person's Seniority List position may be transferred to the direct lineal heirs of that Property Owner's property, but not to any third-party purchaser from the estate of the deceased.

Canoe/Kayak/Paddleboard Storage Space Renewal
Section 3

Each year, the eligible property owners who were granted a canoe/kayak/paddleboard storage space the previous calendar year will be notified by the Secretary of the opportunity to renew their storage space.

The following guidelines will be used for canoe/kayak/paddleboard storage space assignment renewal of each calendar year.

3.1 **A non-refundable annual renewal assessment** as determined by the Board in Section 6.1 is due each year by January 1 if the property owner wants to retain the right to use a canoe/kayak/paddleboard storage space. Failure to remit the non-refundable annual assessment to the POA by February 15 shall result in termination of the property owner's right to use the assigned canoe/kayak/paddleboard storage space and being moved to the bottom of the Seniority List.

3.2 The property owner must provide a copy of the Lake Lure non-motorized boat permit for the current year to the Secretary by May 1, if required by Town of Lake Lure

Canoe/Kayak/Paddleboard Storage Space Assignment
Section 4

The following guidelines will be used for new canoe/kayak/paddleboard Storage Space assignments.

4.1 Upon availability, eligible property owners who were not previously assigned a canoe/kayak/paddleboard storage space will be assigned according to their seniority on the Seniority List maintained by the Secretary.

4.2 When an opening for a canoe/kayak/paddleboard storage space occurs, the following procedure will be followed:

a. An open Storage Space as set forth in the Firefly Cove canoe/kayak/paddle board rack will be assigned based on the eligible property owner's seniority on the Seniority List.

b. If selected for a Storage Space the eligible property owner must provide a copy of their non-motorized boat permit, if required by the Town of Lake Lure, within 10 days of notification from the Secretary or they will lose the right to the canoe/kayak/paddleboard storage space. They will be dropped to the bottom of the Seniority list.

c. Eligible property owners who turn down the offer of a canoe/kayak/paddleboard storage space will not retain their seniority position on the Seniority List. They will be moved to the bottom of the list.

Canoe/Kayak/Paddleboard Storage Space Regulations
Section 5

5.1 No eligible property owner may assign or sublet a canoe/kayak/paddleboard storage space, nor offer his/her allotted storage space for lease, whether separately, or in connection with the sale of his/her canoe/kayak/paddleboard or in connection with the sale/rental of his/her property located in Firefly Cove.

5.2 If an eligible property owner determines they want to relinquish their canoe/kayak/paddleboard storage space, they will be removed from the Seniority List.

5.3 No eligible property owner may be assigned more than one Storage Space except as provided in Section 2.3.

5.4 The Firefly Cove POA Board reserves the right to revoke an eligible property owner's assignment of a canoe/kayak/paddleboard storage space if the canoe/kayak/paddleboard assigned to that Storage Space is, as determined by the Firefly Cove POA Board, considered an eyesore or nuisance to the community.

5.5 The Secretary will, from time to time, verify that the canoe/kayak/paddleboard occupying the Storage Spaces is registered to the individual assigned a space. The Firefly Cove POA Board reserves the right to revoke the assigned Storage Space if it determines that this provision has been violated.

5.6 A Firefly Cove Storage Space is not deeded property and cannot be transferred upon the sale of a property owner's lot, condo, or improved property. Upon the sale of a lot, condo or improved property to a purchaser, the seller will be removed from the Seniority List unless the seller retains ownership of at least one lot, condominium, or improved property within Firefly Cove after the sale.

5.7 A copy of the Seniority List is available from the Secretary upon request.

5.8 The Firefly Cove POA Board has sole authority for all decisions regarding the use of the Firefly Cove canoe/kayak/paddleboard storage spaces. The Firefly Cove POA Board reserves the right to suspend or revoke any property owner's use of the Firefly Cove Storage Space for failure to follow the CANOE/KAYAK/PADDLE BOARD STORAGE SPACE REGULATIONS or the rules and regulations outlined in the Declaration of Covenants, Restrictions, Easements, Reservations, Terms and Conditions Governing Firefly Cove and the By-Laws of the Firefly Cove Property Owners Association.

Canoe/Kayak/Paddleboard Storage Space Assessment
Section 6

6.1 The Firefly Cove POA Board shall establish the non-refundable Annual Assessment for the Use of a Firefly Cove POA Canoe/Kayak/Paddleboard Storage Space to be equal to the Commercial Non-motorized Fee charged by the Town of Lake Lure.

6.2 Use of the Firefly Cove POA Boat Slip Assessment will be allocated as follows:

- Pay the Non-motorized Commercial Fee charged by the Town of Lake Lure for the POA owned Canoe, Kayak, or Paddleboard

- Any remaining funds, if any, will go to the Operating Account