

**THE COURTYARD HOMEOWNER'S ASSOCIATION, INC.**  
**ELIGIBILITY CRITERIA FOR KAYAK (TAIT'S RACK) SLOTS**

TO: Potential Tait's Rack Slot Lease Owners  
FROM: Jim Vence, Chair, Kayak and Canoe Committee (KCC)  
DATE: 5/18/2023

Below is a list of criteria and reminders of the regulations taken from the lease agreement that you will sign when a slot becomes available.

1. I am an owner of property in the Courtyard, and I am interested in leasing a slot in Tait's Rack:
  - a) I can move my boat into the rack within 14 days after availability of a slot.  
  x
  
2. I understand that Tait's Rack is designed for people who plan to use it for boating recreation:
  - a) The rack is not solely a space used to store a boat that is never used,
  - b) I will keep my boat in a clean and useable condition, and
  - c) I have no other access to the creek (e.g., private home dock, Courtyard Boat Dock Condos).  
  x
  
3. I understand that my boat must fit into the rack slot that is available:
  - a) I will remove non-attached accessories from the area in and around Tait's rack after each use.  
  x
  
4. I understand that the slot is non-transferable, and subleases are not permitted.  
  x
  
5. I am the owner of the boat and live in the Courtyard:
  - a) Only my family members and friends, when accompanied by me, will be using the boat. I will not give out the gate code or other access information to any person who is not a Courtyard resident, nor duplicate any key provided.  
  x
  
6. My contact information provided to the KCC ([kayak@courtyardhoa.org](mailto:kayak@courtyardhoa.org)) and/or the Courtyard HOA ([welcome@courtyardhoa.org](mailto:welcome@courtyardhoa.org)) is kept active and current:
  - a) E-mail: One or two address(es) which will direct email from the KCC to my inbox,
  - b) Phone: The KCC may call and/or send SMS texts to my phone  
  x
  
7. I understand that I have full responsibility for the security and safety of my property:
  - a) I will store in such a way as to not interfere with other boats in the rack.  
  x
  
8. I understand I must provide certification of \$300,000 liability/casualty insurance:
  - a) Certification of insurance is declared with each lease and renewal.  
  x

9. I understand that the lease agreement is in force only as long as I:
- a) have a functional and presentable boat in the rack,
  - b) renew my lease agreement and pay for the slot on time, and
  - c) remain in good standing as an owner with the Courtyard Homeowners Association.

x\_\_\_\_\_

10. I will not disclose the Courtyard Homeowners Association Park gate code (or any other information, method, or mechanism for accessing the Park) to any person who is not a current resident of the Courtyard.

x\_\_\_\_\_

11. When in the future I decide to give up my slot, or the lease is terminated either by me or the KCC or Courtyard Homeowners Association, I will remove my boat and return the rack key at the direction of the KCC or the Courtyard Homeowners Association.

x\_\_\_\_\_

By my signature, I acknowledge that I have read, understand, and agree to the policies and procedures of the eligibility criteria for Tait's Rack Slots which is defined within this document.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

If you agree with these statements, you are eligible to be placed on the Wait List and will be notified as soon as a slot is vacated, and you are next on the Wait List. If you disagree with any statement, please send me a note as to why, or ask questions about it, or call.

Jim Vence, KCC Chair  
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## COURTYARD HOMEOWNERS' ASSOCIATION, INC.

### Summary of Policies Concerning Tait's Rack (\*)

The goals for usage of the Courtyard boat rack ("Tait's Rack") are twofold: (1) to provide as many Courtyard Homeowners Association ("HOA") homeowners ("Homeowner") as possible access to Bull Creek; and (2) to keep all of the rack spaces filled at all times. In order to lease a Tait's Rack space, Homeowners must be resident homeowners of the Courtyard and in good standing with the HOA. In order to meet these goals, the Kayak and Canoe Committee ("KCC") has developed the following policies:

1. A Homeowner requesting a Tait's Rack space will be provided with one space if a rack space is available and if the Homeowner's boat meets the size specifications that will fit into the available rack space. Tait's Rack spaces are available only to Homeowners actually living in the Courtyard community.
2. If no rack space is available, a Homeowner may place his/her name on the waiting list with the date of request being recorded. At the time a rack space becomes available, if the Homeowner next on the waiting list is not living in his/her Courtyard home, the non-resident Homeowner's name will be removed from the waiting list and the available space will go to the next resident Homeowner on the waiting list. If a resident Homeowner is unable to utilize a rack space at the time it becomes available, his/her name will remain at the top of the waiting list for one year so that if a space becomes available within that one year, that Homeowner may claim it. After the one year waiting period, that Homeowner may request an extension of the waiting period, which extension the KCC will evaluate.
3. If a Homeowner who is storing a boat moves out of his/her property in the Courtyard, that Homeowner's Tait's Rack space will be forfeited, and that Homeowner's Tait's Rack Lease will be terminated. That Homeowner's boat must be removed from Tait's Rack and all facility keys must be returned to the KCC Chairman on or before the Homeowner's Courtyard move-out date.
4. If a Homeowner requests two Tait's Rack spaces, the Homeowner's second boat will be placed on a "Second Boat" waiting list. No Homeowner may store more than two boats in Tait's Rack. No Second Boat Storage Leases will be issued while there are Homeowners on the first Boat waiting list. The purpose of this policy is to provide more Homeowners and their families with the ability to share in the use of our community facilities. If there are no Homeowners on the First Boat waiting list, Second Boat spaces will be leased in the order the names appear on the Second Boat waiting list.

***These policies were adopted to provide access to our park waterfront to as many Homeowners as possible. It is the KCC's and HOA's position that requests made for Tait's Rack spaces should be by Homeowners who intend to use the spaces for recreation purposes for their families and friends who may accompany their families. Tait's Rack is not intended to provide boat storage only. Boats that have obviously not been used or maintained in a clean and usable manner are subject to removal from Tait's Rack. The owners of such boats will be contacted by the KCC to discuss appropriate action.***

*(\*) Refer to the document Kayak Rack Rules for detail on policies and procedures with Tait's Rack.*