



March 18, 2025

Dear Rocky Ridge Unit Owner:

Enclosed you will find the documentation for: (a) an application for the allocation (during the summer of 2025) of a buoy in the buoy field at the end of the Rocky Ridge pier; and (b) an application for the allocation (during the summer of 2025) of a space on the kayak racks at the Rocky Ridge beach. Note that although the buoy and kayak rack space applications are being distributed together in this single mailing, the buoy and kayak applications (and allocations) will be handled separately and independently. Also enclosed are the Boat and Buoy Rules.

If an Owner desires to apply for either a buoy or a kayak rack space for the summer of 2025, the Owner should submit to Justin "Buster" Fenley, the property manager, the following package by April 18, 2025:

The Required Package For Buoy Applications:

- (1) The completed and signed buoy application in the form enclosed.
- (2) A check made payable to the Rocky Ridge Properties Owners Association for \$1,675 (which sum represents the costs – including a share of the costs of pier attendants - which the board of directors has determined are fairly allocable to making each buoy available to the Owners).
- (3) A copy of your boat registration (if you submitted a copy of the registration last year and it has not changed, you need not re-submit this item).
- (4) Evidence (e.g., a certificate from your insurer) that you have in force, through at least October 15, 2025, liability insurance in the amount of \$1,000,000 (or \$500,000 and an umbrella policy which would kick in for the first loss dollar thereafter and which provides coverage for at least \$500,000). **We require proof of insurance annually as insurance policies renew and lapse.**
- (5) Evidence (e.g., a certificate from your insurer) that you have property damage insurance covering your boat for at least \$25,000.

The Required Package For Kayak Rack Space Applications:

- (1) The completed and signed kayak rack space application in the form attached. Please be sure to indicate the number of spaces for which you are applying (each Owner may apply for no more than 2 kayak rack spaces). Note that no Owner shall be allocated a second space unless and until all other applicant Owners have received an allocated kayak rack space.
- (2) A check for \$50 for each space for which you are applying (which sum represents the costs which the board of directors has determined are fairly allocable to making each kayak rack space available to the Owners).

Returned applications must be postmarked no later than April 14, 2025; applications postmarked after this date will be considered only if there continue to be excess buoys or kayak rack spaces after all allocations made on account of timely submitted applications. If the timely submitted applications

exceed the supply of buoys or kayak rack spaces, then a lottery will be used to allocate the buoys or kayak rack spaces (as applicable). The lottery will be held one week after in accordance with the Rocky Ridge Rules and Regs. at the Rocky Ridge office. Please call me at 530-583-1736 if you would like to attend.

If you apply for a buoy or kayak rack space and you are not successful in receiving an allocation of the same, then the amounts paid by you in connection with the application shall be returned to you promptly (the only exception being if you apply for 2 kayak rack spaces and receive an allocation of only one kayak rack space; in such case, we shall return to you only the \$50 paid for the unallocated space)

If you have any questions I can be reached at 530-583-1736 or rrpoa@sbcglobal.net and/or rockyridgemaintenance@gmail.com

Sincerely,

Justin D Fenley
Project Manager

**Rocky Ridge
Kayak Rack Application
2025 Summer Season**

The undersigned Owner of a unit at Rocky Ridge submits this application for allocation, during the summer of 2025, of a space within the kayak racks at the Rocky Ridge Beach. Each Owner may apply for no more than 2 spaces per unit owned at Rocky Ridge.

Each Owner allocated a space within the kayak racks may store a kayak, paddle board or similar or related equipment within the space allocated to the Owner during the period from May 15, 2025 to October 15, 2025, so long as such storage does not unreasonably interfere with the reasonable use by other Owners of their allocated spaces.

Each Owner allocated a kayak rack space agrees to reimburse the Association (in the manner specified by the property manager) the amount of \$50 per kayak rack space allocated to the Owner (which amount represents the allocable share of the costs incurred by the Association in connection with providing the kayak racks).

The allocations of kayak spaces otherwise shall be made by the Association in accordance with the rules of the Association. Use of the kayak rack spaces shall be subject to such further regulations as the board or the property manager may establish from time to time in its or their discretion.

By submission of this application, the undersigned applicant further acknowledges and agrees that:

(a) The use of kayaks, paddle boards or similar or related equipment in or around the Rocky Ridge pier or waterfront involves various risks and dangers (including without limitation strong currents, rough waves, potential traffic with motor boats or jet skis, and/or difficulty and danger in transporting equipment to and from the racks and the Lake), and the Owner assumes completely all such risks. The Owner shall indemnify, protect, defend and hold harmless the Association, its board of directors, its employees, property manager, agents and other representatives, and each of the other Owners of units at Rocky Ridge (collectively, the "Released Parties"), from any loss, claim, damage, cost, obligation or liability arising out of (1) use of the kayak racks by the Owner or its permittees, (2) the use of any equipment or other items stored at the kayak racks, or (3) any other use by Owner or its permittees of the Rocky Ridge pier or waterfront. The Owner further releases and discharges the Released Parties from any and all such losses, claims, damages, costs, obligations or liabilities arising out of use or misuse of the kayak rack spaces or any kayaks, paddle boards or similar equipment used in connection with the kayak racks.

(b) The Owner agrees that the Released Parties shall not have any responsibility or liability: (1) for the safety of the kayak racks or any stored equipment; (2) for maintaining the condition of, or for access to, the kayak racks or any spaces within the kayak racks allocated to an Owner; (3) for monitoring or maintaining the kayak racks, or for monitoring or maintaining security for equipment at the kayak racks (it being understood that the kayak racks will not be monitored, and that the Owner assumes all risk arising out of use or loss or theft of equipment); or (4) for any inconvenience, loss or damage which an Owner or its equipment may suffer in connection with the Owner's use of the kayak racks.

(c) The Owner shall remove all equipment from the kayak racks by October 15, 2025. The Owner shall be liable for the greater of (1) \$100 per kayak space and (2) any costs incurred by the Association (including removal or storage charges, as determined by the property manager) should the Owner fail to so remove its equipment.

Signature of Owner: _____

Name of Owner: _____

No. of Unit Owned at Rocky Ridge: _____

of rack spaces desired (check
#): _____ One _____ Two

Home Address: _____

Phone Number: _____

Email Address: _____