

Winding River Corral Rules and Regulations

The Corral Committee (hereafter referred to as “the Committee”) maintains the Corral as a limited use facility offered on an annual fee basis which is an ala carte service for the Community residents and property owners requiring space to store items. Examples of stored items are utility trailers, travel trailers boats/trailers, automobiles/trucks, recreational vehicles, and motorhomes. A resident or property owner in good standing who wishes to request a storage space in the Corral should contact the Committee regarding the availability of spaces and fill out a Corral application which is located on the Winding River Corral website (www.wrcorral.org).

No property of any description may be stored or parked in any part of the Corral without the expressed permission of the Committee. Prior to storing any property in the Corral area, the property must be registered with the Committee including Proof of Ownership, Release of Liability and Decal(s).

1. A property owner requesting storage space must be in good standing with the Association regarding dues, assessments, fines, etc.
2. Only one (1) Corral space is allowed per individual, Winding River Plantation property owner or household regardless of whether they are multiple owners of a single property, the number of properties owned, or if there is a tenant/owner arrangement.
3. The owner(s) of property stored in the Corral must sign a Release of Liability form which will remain on file with the Committee. Use of the Corral is a privilege extended as a convenience to residents and property owners and no bailment is intended or created upon acceptance of property for storage in the Corral.
4. All motor vehicles stored in the Corral must have a current registration and license with appropriate plates and state registration stickers affixed. All vehicles must be kept in good working order.
5. Vehicles or trailers without wheels are not permitted to be stored in the Corral. All trailers must be chocked front and rear using wheel chocks, bricks or 4x4 blocks.
6. Property stored in the Corral must be the personal property of the Winding River resident or property owner to whom the space is assigned, and decal(s) issued. Proof of personal ownership is a requirement for storage in the Corral.
7. No assignments will be made for an item which the owner does not currently own or expect imminent delivery. Proof of purchase may be required.
8. Commercial vehicles, as identified by exterior markings, company names, obvious exterior appearance (i.e., ladder racks, etc.), registration/ownership information, are not eligible for storage in the Corral.

9. The Corral is not for storage of unserviceable or abandoned vehicles or property. Owners of property deemed unsuitable (as determined by the Committee) will be notified and given a time limit to bring the property into a serviceable state or remove it from the Corral. Failure to do so will result in the property being removed at the expense of the owner.
10. The Committee retains the right to refuse admission to or require immediate removal of any property deemed to be unsuitable, dangerous, noisome, or create a nuisance in any way.
11. Stored items may not present a hazard of any kind to the Corral area, or the personal property of others stored in adjacent spaces. Fuel tanks may not be stored unless affixed to a camper or boat.
12. The dimensions of the assigned space are set by the Committee and may not be altered in any way. More than one item may be stored in an assigned space if the property does not infringe on adjacent spaces or the roadway. Each piece of property stored in the Corral must be in full compliance with all Corral rules and regulations.
13. The Committee reserves the right to change or re-assign any space at any time to optimize utilization. Corral users must move and/or re-position their stored property at the request of the Committee within 14 days. If unable to move the stored items, the Corral user grants the Committee permission to move the property at the owner's expense and holds the Committee and the Association harmless for any damages that may occur.
14. No property may be attached to or leaned against the fencing on the exterior perimeter or within the Corral.
15. Property stored in the Corral must be kept far enough back to allow the free flow of traffic and ample maneuvering room without infringing on adjacent spaces.
16. Corral spaces must be actively used. Spaces which are demonstrated to be vacant for extended periods of time may not be automatically renewed. Recreational vehicles and travel trailers used for travel for long periods of time are exempt from this rule.
17. If for any reason an assigned space is no longer needed; the user must notify the Committee within two weeks of vacating the space so the space may be put back into inventory.
18. The annual user fee is determined by the Committee and subject to approval by the Board of Directors. This fee covers storage for the calendar year January 1 through December 31 and will not be pro-rated. There are no refunds if a user vacates the space before the end of the year. All moneys collected via the Corral fees will only be used to maintain and improve the Corral. These fees are the only source of income for the Corral. We receive no financing from the POA. The Corral is self-funded enterprise.
19. Upon payment of the initial annual user fee, Corral decal(s) will be issued by the Committee. Decal(s) must be clearly displayed on each stored item in accordance with Committee guidelines immediately upon their receipt (i.e., If a boat is stored on a trailer, a decal must be displayed on each item). The decal on the boat must be in a location visible when the boat is in the marina. Assigned decal(s) are not transferable. The Committee reserves the right to reissue decals, when necessary, but not on a yearly basis.

20. Corral users are required to maintain the appearance of their assigned space and not allow debris to accumulate. Grass and weed control will be provided by the Committee.
21. No hazardous fluids including, but not limited to fuel, oil, or antifreeze may be discharged onto Corral grounds.
22. Unattended electrical cords are not permitted at any time. The limited Corral electrical service may only be used for maintenance purposes and not for extended periods of time.
23. All users are responsible for damage to Corral facilities resulting from misuse and/or negligence.
24. No modifications may be made to any Corral space.
25. Due to the limited number of spaces in the Corral users will be placed on a wait list when applying for a Corral space. The following policies will apply to the wait list:
 - a. If a space becomes available but is not suitable for the property to be stored (i.e., space is too small to accommodate the item), as determined by the Committee, the space will be offered to the first applicant on the wait list whose property is suitable.
 - b. Refusal of a suitable space (as determined by the Committee) by an applicant, will result in the applicant being moved to the end of the waiting list.
 - c. All residents on the wait list must have an item available to store in the Corral the day an opening becomes available, if not, they will be moved to the rear of the wait list.
26. Users hiring service providers or technicians to service or move items stored in the Corral are required to always accompany them. The user assumes all responsibility for their contractor.
27. Violation of the Corral rules will be resolved through established WRPCA compliance enforcement procedures.

Approved by the Board of Directors on 11-08-2023 and becomes effective 01/01/2024