



MPOA Membership: Essential Information

MPOA Membership

Owners of residential property in The Moorings are eligible for membership in the MPOA. Memberships run on a calendar year basis and must be renewed each year. Membership applications are mailed to Moorings addresses in the fall, are available at www.MPOA.org, and may be available by request at the Beach Park.

Obtaining a member decal:

Fill out an application form and send it to MPOA, P.O. Box 8961, Naples FL 34101 with your payment (US currency only). Please allow up to 10 days for processing, then you must arrive at the beach park in your car and show your auto registration in the member name to obtain a cling-on decal. The decal is vehicle-specific; beach attendants will write the vehicle plate number directly on the decal. So, while the decal is removable, it is not transferable.

Members with rental cars:

Members with rental cars may obtain a new decal with each rental car used. Obtaining the decal requires showing the Beach Park Attendant the car rental agreement in the member name.

Which form to use:

An individual whose primary Collier County residence is in the Moorings is eligible for a Regular Resident membership as long as they do not rent out their property. If they rent out their property they must apply for a Rental/Non-Resident membership.

An individual whose primary Collier County residence is in the Moorings and also owns additional Moorings property is eligible for a Regular Resident membership for the property they occupy as long as they do not rent out their primary Collier County residence. Their additional Moorings properties are only eligible for a Rental/Non-Resident membership.

An individual whose primary Collier County residence is outside of the Moorings but owns one or more Moorings properties is **not** eligible for a Regular Resident membership but must instead apply for a Rental/Non-Resident membership for their Moorings property.

An individual whose primary residence is outside of Collier County (i.e. another state or country), but when in Collier County resides in their Moorings property, is eligible for a Regular Resident Membership as long as they do not rent their property for any portion of the year.

We recognize that there are unique situations that may not fit the scenarios described above. If you are not sure which form to use, please contact Jane Vazquez at jane@balancedbooksnaples.com

Houseguest Passes:

Houseguest Passes may **ONLY** be purchased by MPOA members who reside in the Moorings. They are intended for use by houseguests who are visiting an MPOA member at their Moorings residence. They are not available to MPOA members who rent out their Moorings property. No Houseguest Passes will be issued to non-resident owners of Moorings property or to owners of annual or short-term Moorings rental properties.

Resident members may purchase one Houseguest Pass per year. Houseguest Passes are rear-view mirror hangers that must be displayed in the visitor vehicle immediately upon entering the beach park. Passes are numbered and associated with the member. The cost of a Houseguest Pass is \$100, and we ask all members to study the new guidelines to make sure the pass will work for you. If a houseguest pass is lost or stolen, its number will be invalidated and one replacement Houseguest Pass per year may be purchased at full cost. During season and holiday weekends, a limited number of Houseguest Pass parking places will be designated to ensure that members have a spot to park. If houseguest spots are full, cars may be turned away in order to ensure a spot for members. Spaces for houseguests are a courtesy and are never guaranteed.

Houseguest Pass Eligibility:

Houseguest Passes are only available to members who reside at their Moorings property and may be used for the following situations:

1. Out-of-Town Houseguests of Resident Members

The member first pays for and obtains the Houseguest Pass from the attendant at the Beach Park. Upon entering the park, the Houseguest Pass must be displayed on the rearview mirror of their vehicle so that the Attendant will see it. The visitor must then log in at the park office, provide the name of the member to which the visitor pass is assigned, and show their own ID indicating that they are not a Collier or Lee County resident.

2. Local Houseguests with Resident Member Accompaniment

If a guest using a Houseguest Pass is a Collier or Lee county resident, *the MPOA member must accompany them to the beach park, and the MPOA member must be present all the while the local guest enjoys the park. No drop offs. No exceptions.*

Moorings property owners with annual renters:

Annual renters may receive one (1) auto decal when the property owner gives up their right to a member decal and designates the annual renter by name. No Houseguest Pass will be issued to an annual renter or to a property owner with an annual renter. Annual renters must show their lease agreement and their car registration when they pick up their decal.

Moorings property owners with short-term (less than annual) rentals:

Owners of property with short-term renters must buy a membership for themselves and are eligible for an auto decal for their (the property owner's) car. Owners may apply and pay separately for up to three (3) Short-term Rental Passes per calendar year. Only one (1) Rental Pass per rental period is provided. Property owners must provide the following on the Rental Pass application: name of property owner, Moorings address, renter name and permanent address, start and end date of the rental period, and renter's vehicle information. Owner must complete pass application and pay Short-term Rental Pass fee (\$200). No exceptions will be made. No Houseguest Pass will be issued to a property owner with short-term renters.

Short-term Rental Pass pickup:

The Rental Pass may be picked up by the short-term renter at the Beach Park approximately 10 business days after MPOA's receipt and approval of the Rental Pass application. Only one (1) Rental Pass per rental period is provided.

The short-term renter must pick up the Short-term Rental Pass. Their ID and vehicle information will be checked against the information provided by the property owner in the Short-Term Pass application.

Key Points Regarding the MPOA Rental Property Policy:

1. Members are responsible for their guests and renters and must ensure that they are aware of, and abide by the rules.
2. Guests and renters have no relationship with the Association. Houseguest and Rental Pass availability is extended only as a courtesy to our members. Neither the MPOA nor our attendants have an obligation to accommodate guests or renters or listen to their demands.
3. Measures have been taken to reduce or eliminate the level of abuse that we've experienced from owners who rent out their property and their renters.

Misuse of Houseguest Pass, Short-term Rental Pass, or Member auto decal:

The MPOA Board has the authority to revoke membership, deny future membership, and deny Houseguest or Rental Pass issuance to offending members, their guests, or their renters.

Important Note: Member-priority parking:

The Moorings Beach Park was established to benefit Moorings residential property owners who join the Association and pay annual dues. It is their park. Houseguest Passes and Short-term Rental Passes were created as a courtesy to members -- however, no member should be turned away due to lack of a parking space taken by houseguests or renters. We will leave open spaces for member use only when space is running out. During season and holiday weekends, a limited number of houseguest/renter parking places will be designated to ensure that members have a spot to park. If houseguest/renter spots are full, houseguest and renter cars may be turned away in order to ensure a spot for members. Spaces for houseguests and renters are a courtesy and are never guaranteed.