

**STORAGE BOX RENTAL
Policy 142**

10/12/2025
Effective

Bill Grabowski
Association President

Previous 541

PURPOSE OF THIS PROCEDURE

The Tides Condominium Association has a limited number of storage boxes/bins in the garage that can be leased by unit owners. Storage boxes are leased on an annual basis.

The purpose of this procedure to provide for a fair and even distribution of storage boxes for lease via waiting list, to provide policy for owners in arrears and to absolve the Association of responsibility for missing or damaged items.

SCOPE OF THIS POLICY

This policy applies to all Tides owners who lease a storage box from the Association.

RESPONSIBILITIES AND AUTHORITIES

The Board of Trustees maintains the responsibility and authority to make necessary changes to this policy. The Office manager has the responsibility and authority to execute the procedures listed herein.

Owners are responsible to place their name on the Storage Box Rental list if they want would like to lease a box. ***The owner has 2 weeks to respond with a yes or no to an offered box*** from the Office. Lastly, a selling owner also needs to advise the Office when their unit is sold so an offer to an owner on top of the list can be made.

PROCEDURES

- Any unit owner wishing to lease a storage box will notify the Office manager of their intent.
- Boxes will be distributed on a first come, first served basis from the waiting list.
- A maximum of one box may be leased per unit.
- Owners in good standing may renew the lease on their assigned box an annual basis.
- If all available boxes are leased, Office Manager will maintain a list of owners desiring to lease a box. Newly available boxes will be offered to owners based on earliest date of request.
- When a unit is sold, the lease is no longer valid and the previous owner's box will be made available to the next person on Office Manager's list.
- If an owner is in arrears more than 90 days on any obligations to The Tides, their name will be removed from the list. They may not be placed on the list until all obligations are current. Owners returning to the list under this paragraph shall be placed on the bottom of the list.
- If an owner is in arrears more than 90 days in paying their storage box rental fee, they will forfeit the contents of their storage box to The Tides who can then remove and discard the contents of the box.
- The renter of the box is responsible for supplying their own lock.
- The Tides Condominium Association is not responsible for the loss or damage to any property stored in the storage box under any circumstance.
- The Tides Condominium Association is not responsible for loss or damage to renter's lock.

- The renter will remove the lock and all property stored in the box at the termination of the rental agreement.

OWNERS RIGHTS UNDER THIS POLICY

Each owner is entitled to the following;

- To receive a copy of this procedure.
- To be promptly notified (email, telephone, in writing) of an available parking spot which they have 2 weeks to accept.
- To expect that the storage box assignment will be handled impartially.
- To be able to dispute that obligations are owed by following Policy 133 Alternative Dispute Resolution

RELATED POLICY

133 Alternative Dispute Resolution

RELATED DOCUMENT

Tides Condominium Association By-Laws Article VIII.1