

QUIET WATERS CONDOMINIUM ASSOCIATION

OWNER STORAGE RULES AND GUIDELINES

The following rules and guidelines have been established by the 2013 Board of Directors to provide limited secured personal property storage space to any of the 30 owners requesting same:

1. All items must be clearly marked with the unit owner's name, unit number and phone number for emergency contact. Items not properly marked and its ownership unknown will be removed and disposed of by the MinuteMen. This will be authorized by the BOD no less than 30 days after an attempt has been made to find the rightful owner of the unclaimed property via posted notices and emails sent to all owners.
2. All storage spaces will be locked and secured and key access will be limited to the Minutemen and members of the Board of Directors.
3. **There is no requirement to itemize owner's personal items, therefore neither the MinuteMen nor BOD are liable for any claim that owner property is missing. It is understood when unit owners place their items there that the MinuteMen and BOD will make every effort to ensure their property is secured at all times and that no one else has access to the storage spaces that are not authorized.**
4. The MinuteMen and BOD will ensure that the security of the storage spaces is properly managed and the door locking mechanisms are in working condition.
5. Each unit owner is limited to two plastic storage containers with sealed lids*, the maximum size of each container having similar dimensions of a 50 gal/189L plastic container measuring 42 ¾ inches (w) x 22 inches (l) x 18 inches (h), or any number of smaller plastic sealed containers that does not exceed the dimensions of two 50 gal. containers identified above.
**No cardboard boxes are permitted.*
6. Unit owners may also store their fishing rods and related equipment (See Item#1 above).
7. Each unit owner may store construction materials from their respective condo units limited to space availability (See Item #1 above). *
8. Each unit owner may store one bicycle which will be stored in the 3rd floor storage space limited to space availability (See Item #1 above). *
9. Items similar to vehicle roof rack carriers and car covers can be stored temporarily during residency, but NOT for long term storage when the unit owner is not in residence. These items are limited to space availability (See Item #1 above). *
10. Owner access to these spaces can only be obtained during MinuteMen normal working hours, Monday through Saturday – 8:00 AM to 11:30 AM; Sunday morning 8:00 AM with prior notification; or by an in residence Board of Director during extenuating circumstances or when the MinuteMen are not available during their normal scheduled working hours.

**In the event the storage spaces become completely full and space is needed for additional owners requesting storage, the BOD will determine what existing unit owner's items must be removed that fall into the item categories listed in #7, #8, and #9 above. In the event this occurs, owners who need to remove items will be properly notified and alternative locations for their property will be coordinated with the MinuteMen and/or BOD. The result of this action is to ensure that each unit owner requesting space has an equal share of the exiting storage space available.*

**LISTING OF OWNERS USING STORAGE SPACE
AS OF DATE OF THIS DOCUMENT**

a. 3rd Floor storage room

1. Dave Lepri – B1 w/bike
2. Lori Hoag – E1
3. Gabe – F1
4. Pierina Marson - C2 –
5. Ed Johnson – B3
6. Bill Wiesler – C3
7. Grace Mauriello – E4
8. New owner (Lucy) – B5

b. 4th Floor storage closet -

9. Barry Wood – A4
10. Jill Salvo – 4B
11. Shekar – D4
12. Russ Singer – F4

c. 5th Floor storage closet

13. Diane Cleland – A5 w/bike
14. Elizabeth Lucey - C5
15. Mark Tate - D5
16. Angie Peifer - 5F