

## Place One Condominium

# *Policy Statement*

**Date:** November 1, 2022  
**Policy Statement:** 22-27 (Replaces 17-27)  
**Subject:** Storage Rooms and Bins

### I. Introduction

This policy establishes rules for the use of residential storage areas consistent with Place One Master Deed, Paragraph V.B. **With the exception of floors four and ten, the use of bins in Storage Rooms on the residential floors is restricted to units in Tiers 3, 8, 13 and 18 and only “on the floor on which a storage area is located.”** The use of bins located in Storage Rooms 1 and 2 on the Mezzanine level are available for use by the remaining units. The Master Deed also states that “Use of all storage areas shall be consistent with rules, regulations and/or policy statements as may be promulgated by the Council or its Board of Directors.”

### II. Terms of Use for Storage Rooms and Bins

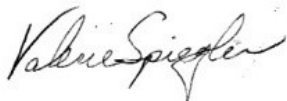
- A. **Availability.** Use of storage bins is by permission from Place One to Co-Owners and is revocable should these terms of use be violated. Storage bins are limited common elements intended for use by qualifying units listed in the introduction to this policy. Bins cannot be deeded from one party to another. Co-Owners may not be assigned more than one bin except as provided for in Section III, B. Provided all terms of use are followed, each unit can expect a primary assigned bin.
- B. **Access.** Units eligible to use Storage Areas on residential floors are provided an electronic access code. Units eligible to use Storage Areas on the Mezzanine access their bins with their FOB.
- C. **Unit Leases.** For leased units, the use of an assigned bin may be retained by the Co-Owner for storage or made available to their tenants for the duration of their ownership per their lease arrangement. The specific arrangement must be noted in the lease. Tenants are not eligible for a storage bin per Section III, B.
- D. **Unit Sales.** When a unit is sold, the selling Co-Owner must ensure their assigned bin is empty of all items and left unlocked no later than the title transfer date. Bins which remain locked and/or include stored items after the title transfer date may be entered by Place One and all items may be removed and discarded by Management without notice or recourse.

- E. **Prohibited Items.** No flammable, illegal, perishable, or otherwise dangerous substances are permitted for storage. If necessary, Place One may enter a bin to remove prohibited items.
- F. **Aisle Storage.** Items in the aisles between storage bins are prohibited. Items stored in aisles may be removed and discarded by Management at any time without notice or recourse.
- G. **Security.** Even if not intended to be immediately used, padlocking of unit assigned storage bin doors is highly recommended.
- H. **Liability.** Residents are solely responsible for the safety and well-being of their items left in storage bins and hold Place One and Management harmless for any damage, natural or otherwise that may occur.
- I. **Periodic Inspection.** Management will conduct an inspection, at least annually, of all storage areas to ensure proper use including unit eligibility.
- J. **Bin Assignments.** Bins assigned to a unit are intended to remain with that unit even when not in active use. For Mezzanine Storage Rooms only, to accommodate physically challenged Co-Owners with an upper bin, the General Manager can facilitate an exchange to a more accommodating bin, but only when available, and only if all units continue to have a primary assigned bin as reflected in the records.

### III. Non-Assigned Storage Bins

Excess bins not assigned to a unit are available for the following:

- A. **Association Use.** To store records, tools, equipment, and other non-prohibited items. Bin numbers retained for Association use are: 88, 146, 147, and 206.
- B. **Licensed Use.** To supplement their primary bin, a resident Co-Owner may be granted a license for use of one additional bin, if available, for a minimal term of one year. In the absence of notice to vacate or a change in terms, licenses automatically renew each year thereafter. Tenants are not eligible for Bin licenses. Initial licenses, to begin January 1, 2023, will be offered by lottery. Resident Co-Owners will be placed on a first come, first served waiting list any time demand exceeds supply. Co-Owners who cancel their license during the year normally receive a refund for unused time. Co-owners assigned a bin during a year pay a prorated amount through the end of the year. Check with Management for particulars, including License Forms and rates.



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Valerie Spiegler, President  
Board of Directors