Place One Condominium

Policy Statement

Date: September 1, 2026

Policy Statement: 26-19B (replaces 26-19)

Subject: Bicycle Management

I. Introduction

This policy addresses Place One resident bicycle related issues including storage, registration, liability, and inspection.

II. Storage

A. Inside of Unit. Bicycles may be stored inside a unit but not on a balcony. Residents must clean up any debris or residue in common areas as a result of entry and exit.

B. Outside of Unit. Bicycles may also be stored in the following locations:

1. **Community Racks.** Located just inside the garage entrance and in the covered part of the surface parking area near the Stairwell C door. These two Community racks are available upon registration on a first come, first served basis. Only one bicycle is permitted per rack slot. (Community Rack spaces are not intended to be bicycle graveyards. See Section III C for information on inspection and removal.)

2. **Resident Parking Spaces.** At the front of a resident's parking space in or outside of the garage, provided the bicycle does not interfere with or endanger other vehicles including neighbor's access to their automobiles. See Policy Statement *Parking and Vehicle Management* for additional information.

3. **Resident Garage Parking Space Racks.** Wall-mounted racks are allowed in spaces that face a wall. Floor-mounted racks are no longer allowed. Floor-mounted racks installed prior to the effective date of this policy are grandfathered and may remain in place but may not be replaced once removed.

4. **Resident Unit Storage Bins.** Within your Unit's assigned Bin, provided the bicycle fits. Regardless of your Storage Bin location, do not store a bicycle in the Storage Room walkways.

III. Registration, Liability, Inspection and Removal

A. Registration. Bicycles stored on the Community Racks must be registered with the Front Desk and have a Place One registration sticker affixed and visible. Registration stickers are renewed periodically. Bicycles stored in other allowed locations are not required to be registered or to have a sticker.

B. Liability. Residents store their bicycle at their own risk. Use of bicycle locks is recommended. Place One is not responsible for theft or any damage to or caused by bicycles regardless of where they are stored.

C. Inspection and/or Removal. Place One periodically inspects for inappropriately stored and inoperable bicycles.

1. **Community Racks**. Bicycles unregistered and/or abandoned (left behind by previous residents) are tagged and dated "Subject to Disposal unless registered at the Front Desk within sixty (60) days".
   - **a.** After sixty days, if still unregistered, tagged bicycles may be removed and disposed of at Management's discretion.
   - **b.** Residents with a registered but inoperable bicycle may be asked to remove it to make the space available for others. If not removed or repaired, inoperable bicycles may be treated as abandoned.

2. **Storage Rooms**. Bicycles unregistered and/or abandoned (left behind by previous residents) or stored in walkways will be removed immediately and, after sixty (60) days, disposed of at Management's discretion. Management shall notify the owner of a registered bicycle that it must be removed from the walkway within three (3) days and stored in accordance with this Policy. After three (3) days, if not removed, the bicycle may be treated as abandoned.

IV. Visitors' Bicycles

Bicycles owned by visitors may be temporarily stored in either the resident host's unit or parking space provided there is no interference with other vehicles. (See Section II B 2 for information on storage in resident parking spaces.) Short-term visitors, not to exceed seventy-two (72) hours, may use a dedicated Visitor Bike Hitch located on the sidewalk under the parking lot breezeway, next to the building, just around the corner from the Building Entrance. Visitors using a Hitch must register the numbered hitch position at the Front Desk. Unregistered bicycles may be disposed of at Management's discretion. Registered bicycles exceeding their time limit will be given twelve (12) hours notice to remove their bicycle or have it removed and disposed of at Management's discretion. Residents' bicycles are not allowed to use the Visitor Bicycle hitches at any time.

V. Forms

Management may create any forms necessary to implement this policy.

Valerie Spiegler, President
Board of Directors