Parking Garage Storage Boxes

The Board would like to clarify the use of the first-floor level of the building often referred to as the parking garage area.

The garage area is referred to as a "Common Area" with "parking spaces" that are "Limited Common Area" and are assigned to a unit.

Per our Restrictive Covenants:

The numerical designation for each surface parking space is set forth on the Condominium Plot Plan the Unit Owner to which such use is assigned shall have the exclusive right to the use of such Assigned Parking Space.   All other area in the garage is Common area.

The Developer allowed unit owners to erect storage boxes in the Common Area directly in front of their Assigned Parking space.   The developer specified that the boxes be of a certain manufacture and a certain size.   The space that the boxes are in is in the Common Area and is not owned or controlled by the unit owner.

As time has passed the storage boxes have expanded to what was originally allowed.
To maintain order and consistency, the Board wants to set standards for erecting new storage boxes in both size and locations.

The space in front of an owner's car parking spot is a common element. Other than the owner's parking spot(s) all other vacant spaces in the garage area are a common element. Use of common element spaces for storage or use for personal miscellaneous items must be approved by the Association Board of Directors.

All existing storage boxes will be "grandfathered" in size and location.

Any replacement or new boxes must be approved in writing by the Board.

In general, the standard boxes must be approximately 7 feet wide, 4 feet deep and 6'8" feet high.

Each assigned parking space will be allowed 28 square feet for storage boxes.

The recommended box manufacturers are Lifetime, Craftsman and Suncast.

The box will be allowed directly in front of the assigned parking space with the back of the storage unit facing against the outer wall.   If there is not space for a box in front of the assigned parking space the Board will find an alternative spot in the parking garage.