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## APPROVED REVISED STORAGE UNIT RULES

TO: CONDOMINIUM 5 AT THE COLONNADE UNIT OWNERS

FROM: SHIREEN AMBUSH, PROPERTY MANAGER 

DATE: NOVEMBER 19, 2015

As all unit owners were previously notified, the Condominium Board of Directors met on November 14, 2015 at which time they reviewed revisions to the rules governing the use of storage units. The Board voted unanimously to adopt the revised Storage Rules which are enclosed for your records.

If you should have any questions regarding this matter, please feel free to contact me directly at [sambush@abarisrealty.com](mailto:sambush@abarisrealty.com). Thank you for your attention to this matter.



**CONDOMINIUM 5 OF THE COLONNADE**  
(Rules Regarding Use of Storage Units)

**Policy Resolution**

**WHEREAS**, Section 3.2 of the Declaration for Condominium 5 at the Colonnade provides that the storage units within the Condominium are Limited Common Element components that are for the exclusive use of the Owners of the Units to which they have been assigned and are subject to the rules and regulations adopted by the Board of Directors for Condominium 5; and

**WHEREAS**, the Board of Directors deems it to be in the best interest of the Association to index the assigned storage units for Condominium 5 and to establish rules regarding the use of the storage units within the Condominium.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board adopts the following policy:

**I. STORAGE UNIT ASSIGNMENTS**

- A. Attached hereto as Exhibit A is the current list of all assigned storage units as of the date of adoption of this policy.

**II. USE AND TERMINATION**

- A. Storage Units are intended solely for the use of Unit Owners and Residents of Units within Condominium 5 of the Colonnade, except as listed in Exhibit A. Unit Owners are prohibited from leasing or allowing their storage units to be used by anyone who is not a current Unit Owner or Resident of a Unit within the Colonnade.
- B. Unit Owners and Residents may not store any articles in a storage unit that will create a fire or safety hazard, are in violation of public laws and regulations, or increase insurance rates for the Association. Any violation of this paragraph shall permit the Association to remove such items from the storage area without prior notice.
- C. Storage of items outside of the storage units is not permitted. Any items obstructing passage of the common elements will be removed and disposed of immediately by the Association.
- D. Storage units shall not be altered or used for any purpose other than storage.
- E. Storage Units shall be used for the storage of personal items only. No person may sleep, loiter or reside in a storage unit. No commercial activities are permitted in any storage units, and all persons are strictly prohibited from storing any items for sale at retail or wholesale in a storage unit.

- F. The Association is not liable to any Resident or other person for loss or damage, by theft or otherwise, of articles that may be stored or placed in storage units.
- G. Unit Owners and Residents are responsible for ensuring that their storage units are properly secured.
- H. The lights to the storage units must be turned off at all times other than when the Unit Owner or Resident is in the storage unit.
- I. Electricity to the storage unit is to be used solely for the intalled light. There shall be no alterations to the electrical supply inside the unit or to the electrical outlets just outside of a storage unit. No appliances that draw electrical current may be used or placed in any storage unit.
- J. Unit Owners and Residents shall keep their storage units in good condition and well-maintained.

**III. DISCLAIMER AND ENFORCEMENT**

- A. The Association, its directors, agents, officers, employees or other designees shall not be liable to any Resident for any items stored in the storage units.
- B. Any breach of the provisions of this policy shall be enforced as provided in Section 5.16 of the Declaration for Condominium 5 of the Colonnade and Section 11-113 of the Maryland Condominium Act.

The effective date of this Resolution shall be 11/19, 2015.

CONDOMINIUM 5 OF THE COLONNADE

  
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Mike Janus, President

Exhibit A

STORAGE UNIT ASSIGNMENTS

BUILDING	SPACE #	condo # assigned to
27 Booth	84	B56
27 Booth	85	255
27 Booth	86	CONDO 5
27 Booth	87	441
27 Booth	88	359
27 Booth	89	343
27 Booth	90	244
27 Booth	91	B51
27 Booth	92	155
27 Booth	93	251
27 Booth	94	250
27 Booth	95	242
27 Booth	96	159
27 Booth	97	241
27 Booth	98	241
27 Booth	99	246
27 Booth	100	CONDO 5
27 Booth	101	446
27 Booth	102	344
27 Booth	103	CONDO 5
27 Booth	104	345
27 Booth	105	341
27 Booth	106	347
27 Booth	107	351
27 Booth	108	351
31 Booth	109	450
31 Booth	110	459
31 Booth	111	350
31 Booth	112	451
31 Booth	113	451
31 Booth	114	254
31 Booth	115	456
31 Booth	116	150
31 Booth	117	357
31 Booth	118	156
31 Booth	119	421
31 Booth	120	457