

**AMERICANA CENTRE CONDOMINIUM, INC.**  
**POLICY RESOLUTION NO. 2016-08-02**

(Policy and Procedures Concerning the Use of Storage Bins)

**WHEREAS**, Article V, Section 3 of the By-laws of Americana Centre Condominium, Inc.(hereinafter referred to as “By-laws” and “Council” or “Corporation,” respectively) states that “The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Corporation and the condominium project and may do all such acts and things as are not by law or by these By-laws directed to be exercised and done by the members; and

**WHEREAS**, Article V, Section 3(a) provides that the Board has the duty to provide for the “care, upkeep and surveillance of the condominium project and its general and limited common elements and services in a manner consistent with the law and the provisions of these By-Laws and the Master Deed;” and

**WHEREAS**, Article V, Section 3(a) provides that the Board has the duty to provide for the: promulgation and enforcement of such rules and regulations and such restriction on or requirements as may be deemed proper respecting the use, occupancy and maintenance of the project and the use of the general and limited common elements as are designated to prevent unreasonable interference with the use and occupancy of the condominium project and of the general and limited common elements by the members, all of which shall be consistent with law and the provisions of these By-Laws and the Master Deed; and

**WHEREAS** Section 11-109(d)(15) of the Maryland Condominium Act authorizes the Council to “impose and receive any payments, fees, or charges for the use, rental or operation of the common elements other than limited common elements;” and

**WHEREAS** the Board has determined that it is in the best interests of the Council to adopt rules and regulations regarding the use and distribution of storage bins to the members;

**NOW THEREFORE, BE IT RESOLVED THAT** the Board duly adopts the following rules and regulations regarding the assignment and use of storage bins.

**I. ELIGIBILITY.**

- A Every unit owner (or their tenant) in good standing (e.g. eligible to vote) is entitled to use one storage bin located in each of the high rise buildings and will register annually with the Management Office. Unit owners who wish to use more than one storage bin will be charged a fee.
- B Unit owners must complete the Storage Bin Form and pay the applicable rental fee (as determined by the Board) before a storage bin shall be assigned.
- C Unit owners using storage bins must complete the rental agreement and pay the rental fee within 30 days of the date this resolution is adopted. Failure to do so shall result in the cutting of the lock(s) on the storage bin(s) and the removal and disposal of items in the bin.
- D Unit Owners currently using more than one storage bin at the time that this resolution is adopted by the Board must select one bin they prefer and must surrender all other storage bins to the Council (unless the user wants to rent the additional bins) within 30 days of the effective date of this resolution. If Unit Owners fail to remove items from additional storage

bins within 30 days of the date this resolution is adopted shall result in the cutting of the lock(s) on the storage bin(s) and the removal and disposal of items in the bin.

**II. FIRE SAFETY RULES.** To prevent fires, the following restrictions apply to the use of any storage bin.

- A Nothing may be stored at a height more than 18" from the nearest fire sprinkler head.
- B Storage of flammable materials, including without limitation, paint, oil and gas is strictly prohibited.
- C Storage of loose paper or other materials that can easily catch fire is strictly prohibited.

**III. RIGHT OF ACCESS.**

- A Certain storage bins may be located near Council equipment that the maintenance staff may need to access (e.g. pipes, exhaust fans, or other mechanical equipment). The residents renting those storage bins will be required to leave a copy of the key or the combination to their padlock with management so access can be achieved quickly in the event of an emergency.
- B To the extent that access is needed for something that is not an emergency, management will contact the Unit Owner or the tenant if the Unit Owner has rented the storage bin for use by the tenant to coordinate access. If the Unit Owner or tenant is not responsive or is unwilling to coordinate access, the Council has the right to cut off the lock to access the storage bin as necessary.

**IV. LIMITS OF LIABILITY.** The Condominium shall bear no liability for the loss or damage of anyone's property inside any storage bin, whether by accident, fire, or theft.

**V. MISUSE.** Upon discovery that any bin is being misused, rent is not paid when due or that procedures herein are not being followed, the rental agreement may be terminated and the items removed from the storage bin and disposed of.

**VI. ABANDONMENT.** If a Unit Owner fails to remove items or locks from his/her assigned storage bin upon selling the unit located in the Council, management is authorized to remove the locks, stored items, and dispose of them.

The effective date of this Resolution shall be **November 1, 2016.**

This resolution was adopted pursuant to §11-111 of the Maryland Condominium Act.

AMERICANA CENTRE CONDOMINIUM, INC.

RESOLUTION ACTION RECORD

Resolution Type Policy No. **2016-08-02**

Pertaining to: Policy and Procedures Concerning the Storage Bins

Duly adopted at a meeting of the Board of Directors of Americana Centre Condominium, Inc. held **July 28, 2016.**

Motion by: **Sam Brewster** Seconded by: **John Becker**

OFFICER	TITLE	YES	NO	ABSTAIN	ABSENT
Janet Wilson	President	✓			
Denny Freezer	Vice-President	✓			
Shashi Koduru	Treasurer	✓			
Samuel Brewster	Secretary	✓			
Don Andrews	Director	✓			
Debbie Jackson	Director	✓			
John Becker	Director	X			

ATTEST:

Samuel Brewster, Secretary

11/11/16  
Date