

### **3<sup>rd</sup> Space Garages Condo Association Info**

The full condo documents package is still in development. This summary is intended to highlight key information for prospective purchasers. All documents are subject to change, and a buyer under contract will have the right to review docs once they are finalized.

**Estimated Monthly Condo Fee:** \$75 - \$100

#### **Parking:**

- Each unit owner shall have one assigned space in front of their respective unit.
- There shall be no outdoor overnight parking anywhere on the site.
- Any vehicles left for shorter periods where they could potentially limit trailer or vehicular access to another unit shall have an owner on site available to move said vehicle.

#### **Unit Rentals:**

- Units are intended to be at least partially owner occupied. If you are using the unit for your own storage use, you may also rent a portion of your unit.
- Any units to be fully leased must be approved by the association.
- Any renters will not be granted access to the clubhouse.

#### **Clubhouse Access:**

- All unit owners and their accompanied guests will have access to the clubhouse.
- The clubhouse may be rented for a private event upon approval by the association. This will be prohibited from being rented to non-owners.

#### **Association Responsibilities:**

- Clubhouse maintenance and cleaning.
- Exterior maintenance.
- Snow removal.
- Landscaping and lawncare.
- Dumpster disposal.
- Utilities related to the clubhouse.
- Insurance for the site, clubhouse, and exterior of the building.
- Security gate and cameras.

#### **Unit Owner Responsibilities:**

- Interior unit maintenance.
- Insurance on the interior space and personal property.
- Metered utility costs for your unit (gas/electric/water).

#### **Unit Alterations:**

- Owners shall have the right to make alterations to the interior of their space as long as it does not affect the structure or aesthetics of the building.
- Sinks, half bathrooms, wet bars, and mezzanines shall be permitted.
- Showers are not permitted.

**Uses:**

- The association's primary intent is to be used for hobbyist storage, and hobbyist activities.
- Business owners of small-scale hobby or motorsports related activities such as race car owners, car collectors, etc. are intended to be permitted by the association, but the association shall have the right to review and reject any business use prior to operations.
- Owners/Buyers shall be responsible for checking local zoning code requirements in comparison to their use (refer to attached).
- No unit shall be used for:
  - storage of hazardous or toxic materials
  - storage of commercial or industrial inventory or raw materials
  - living quarters.
  - Commercial businesses that have employees or customers coming to the site
- No business or non-profit organization activities shall be visible from the street.
- There shall be no business signage on any units.
- Washing of vehicles outside of the units shall be prohibited.

**Developer Involvement:**

- Developer shall maintain control of condo association until 80% of phase 1 and phase 2 units have sold. At this point control will be turned over to a condo association board.