

Common Property Storage Locker Policy and Procedure

I. Background

The existing bylaws provide as follows:

Bylaw Part I, 1. y.

The corporation shall:

- a. control, manage and administer the Common Property and property owned by the Corporation for the benefit of all Owners and for the benefit of the entire project;
- h. control, manage, administer, maintain and repair all land and chattels and other property whatsoever owned by the Corporation; provided that nothing herein shall obligate the Corporation to keep or retain and land or chattels or other property it may from time to time acquire;

Bylaw Part VII, 69. Exclusive Use

The Owner of a unit has no right to use any portion of the common property designated by the corporation of the exclusive use of the Owner of any other unit.

Bylaw Part VII, 72. Combustible Material on Common Property

No stores of gasoline or any other combustible or inflammable goods or materials, and no hazardous or offensive goods, provisions or materials of any kind shall be kept in any Unit or on any part of the Common Property.

Bylaw Part VII, 76. Personal Property

The Corporation will not be responsible for any damage or loss whatsoever caused by or to any property of any kind or nature whatsoever in the parkade or other parking areas (including driveways) provided in the common property; nor will it be responsible for any loss or damage from any causes whatsoever to any unit. The insuring of any contents on or in the unit is the responsibility of the individual Owners solely.

Common Property Storage Locker Policy and Procedure *(continued.....)*

II. Common Property Storage Lockers

The Corporation has 65 (sixty-five) Common Property Storage Lockers in the Allocation Pool. They are located as follows:

P1 (22 storage lockers):

45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66

P2 (44 storage lockers):

1(Corporation use), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44

There are 66 Common Property Storage Lockers; however, Locker #1 is reserved for Grandin Manor building/maintenance use. Therefore, there are 65 Common Property Storage Lockers for assignment to corner units. There are 66 corner units which have entitlement to these storage lockers. Corner units are entitled to use of the Common Property Storage Lockers as center units have exclusive use balcony storage. The center suites are exempt and excluded from the Common Property Storage Locker Policy & Procedure.

III. Policy & Procedure

The Board adopts the following policy with respect to the allocation of and "succession" to Storage Lockers within the Common Property of Grandin Manor to be effective as of August 15, 2008:

1. All common property storage locker allocations existing as of August 15, 2008 shall be terminated and all Common Property Storage Lockers of the Corporation shall be assigned and allocated effective August 31, 2008 in accordance with this COMMUNITY PROPERTY STORAGE LOCKER POLICY & PROCEDURE.
2. One storage locker shall be allocated to each corner residential unit within the project as available. The particular storage locker initially allocated shall be determined by the Board in its discretion having regard to the following factors:
 - a) the length of time a unit owner has owned the residential unit;
 - b) the special needs which a unit owner may have by reason of any physical or other medical condition;

Common Property Storage Locker Policy and Procedure *(continued.....)*

- c) whether the storage locker is utilized primarily for storage; and
- d) the historical allocation of storage lockers to corner unit owners.

It being intended that corner unit owners who have owned units in the Condominium for the longest period of time shall, unless the needs or requirements of other corner unit owners are determined by the Board to be of greater significance, entitle such corner unit owners to a preference with respect to the storage locker they shall initially occupy.

3. When a residential unit is sold, it shall be sold without allocation of a particular storage locker. Unless there is some special circumstance as described in 2.b) above requiring allocation of a storage locker, the purchaser of such residential unit shall be issued a storage locker by the board from the Storage Locker Allocation Pool, if available.
4. Unit owners may, if they are not content with the particular Bicycle Room Storage Stall allocated to them, deliver a written notice to the Board that they wish to be considered for allocation of any future Bicycle Room Storage Stall forming part of the Bicycle Room Storage Stall Allocation Pool which is documented in a hand written ledger book kept in the Grandin Manor Office. (The unit owner must hand write their name and suite number in the Bicycle Room Storage Stall ledger book – not electronic).
5. Where there are any available storage locker(s) in the storage locker Allocation Pool, the Board shall first determine if there are any circumstances which might necessitate allocation of such storage locker to a corner unit owner who has special needs as described in 2.b) above. If no special needs are determined to exist by the Board to require other action, the Board or its property managers shall contact the corner unit owner who has:
 - a) the longest tenure of ownership in the Condominium, and,
 - b) who has delivered a written notice as set out in 4. above
 - c) to offer him/her/them a first opportunity to accept allocation of any available locker in the storage locker Allocation Pool.
6. If such owner agrees to accept the allocation, the storage locker previously allocated to him/her/them shall be added to the Storage Locker Allocation Pool and it shall then be subject to re-allocation by the Board. If an owner does not wish to "upgrade" their storage locker to a locker which is part of the Storage Locker Allocation Pool the storage locker shall be offered to the corner unit owner having the next highest tenure of ownership in the Condominium and who has delivered a written notice as set out in 4 above.

Common Property Storage Locker Policy and Procedure *(continued.....)*

7. Any unallocated storage locker(s) may be rented out by the Board on commercially reasonable terms to owners of units in the Condominium.
8. Corner Unit Owners who occupy a Common Property Storage Locker must abide by Grandin Manor Bylaws.
9. The storage of any inflammable liquid or material is prohibited at all times. This includes, but is not limited to, propane bottles, oil base paints and varnishes.