

## URGENT NOTICE CONCERNING STORAGE UNITS

Dear Potential Colonnade Purchaser:

The purpose of this notice is to advise you that limited common element storage units are not intended to be transferred between unit owners at the Colonnade. **Additionally, per the recorded condominium instruments, storage units cannot be transferred to anyone who resides in another condominium at the Colonnade or outside of the Colonnade project under any circumstances.**

All storage unit assignments must be recorded as an appurtenance to your unit to be valid. Typically, this is referenced in the recorded deed for a unit within the Colonnade. Transfers of storage units are discouraged because mortgagee consent is needed to facilitate any transfer. **All storage unit transfers also require the prior written approval of the Board of the applicable condominium where the storage unit is located.**

The Board of Directors for each condominium also reserves the right to impose an additional charge for the exclusive use of any assigned storage unit. Storage units are considered limited common elements that are for the exclusive use of a particular a unit owner. This means that owners are responsible for routine maintenance of any storage unit. The Condominium is responsible for structural repairs, as needed, to storage units unless the repairs were caused by poor maintenance conditions or damages to the storage unit.

Please also be reminded that the Condominium is not responsible for any damages to or theft of any personal property stored in any storage unit.

*Colonnade Community Association Board of Directors*