

Sunset Road Condominium Homeowners Association, Inc.

Procedure and Policy on Garage Lease

1. Annually, upon Lease expiration or termination of the current lease agreement, the board shall determine the lease rate.
2. Thirty days prior to the end of the current lease agreement, or as soon as practical thereafter, notice shall be given by, email and/or US mail to the owners of record of the Sunset Road Condominiums of availability to lease the garage and the current lease rate.
3. Requests for lease shall be accepted by the Association Manager either in writing, by mail or electronic means.
4. Current Lessee is welcome to apply. However, lease preference shall be given to applicants who have not previously leased the garage.
5. Applications for lease must be received within two weeks of the mailing or email date of the notice of availability.
6. In the event that there are multiple applications, the Association Manager shall determine which applicant shall be granted the one-year lease by blind lottery.
7. In the event that there are no applications at the determined lease rate the board may either adjust the rate and repost the availability or may request bids to establish the rate.
8. The Lessee will have exclusive use of the garage during the lease period and no other person may park their vehicle, store items, or have access to the garage.
9. The Lessee may not sub lease this property to another party.
10. Lessee shall not use the garage for commercial purposes.
11. The Lessee will be provided with a remote garage door opener and a key to open the garage door manually.
12. Upon terminating this lease agreement, the Lessee agrees to return the opener and key to the President of the Board of Directors on the last day of the lease month.
13. The use and lease of the garage is solely at their own risk and the Association is not responsible for any damage or loss to property stored in the garage.