

## GARAGE POLICY

IN ACCORDANCE WITH THE MASTER DEED OF THE ANCHORAGE CONDOMINIUM ASSOCIATION REGARDING THE SEVENTEEN GARAGES LOCATED ON THE PROPERTY AND ASSIGNED TO SEVENTEEN OF THE ANCHORAGE OWNERS, THE RULES AND REGULATIONS ESTABLISHED BY THE BOARD OF DIRECTORS ARE AS FOLLOWS.

EACH INDIVIDUAL GARAGE MAY ONLY BE CONVEYED BY A UNIT OWNER TO A NEW OWNER AND MAY NOT BE SOLD SEPARATELY; A GARAGE MAY, HOWEVER, MAY BE LEASED BUT ONLY TO ANOTHER OWNER OF AN ANCHORAGE UNIT. THE OWNER OF THE GARAGE SHALL REMAIN RESPONSIBLE FOR ALL OBLIGATIONS REGARDING THE GARAGE,

GARAGE OWNERS ARE RESPONSIBLE FOR ALL COSTS RELATING TO HIS/HER GARAGE SUCH AS INSTALATION OF A GARAGE DOOR AND OPENER AND ANY IMPROVEMENTS OR REPAIRS TO THE INTERIOR OF THE GAR.AGE. IN ADDITION, OWNERS ARE RESPONSIBLE FOR THE UPKEEP AND ANY REPAIRS TO THE COMMON AREAS OF THE GARAGES, i.e. ROOF AND AREAS SURROUNDING INDIVIDUAL GARAGES. THEY SHALL NOT BE RESPONSIBLE FOR EXPENSES RELATED TO THE STORAGE AREA AND THE PASSAGEWAY OR THE ROOFS AND FLOORS OF THESE, AS THEY ARE ASSOCIATION COMMON AREAS AND FACILTIES.

A SEPARATE FISCAL ACCOUNT HAS BEEN ESTABLISHED TO ASSIST GARAGE OWNERS WITH THEIR FINANCIAL RESPONSIBILITIES FOR THE COSTS AND EXPENSES ATTRIBUTABLE TO THE COMMON AREAS OF THE GARAGES. THE BOARD SHALL MAKE ASSESSMENTS AS NECESSARY TO MEET SUCH COSTS.

IN ORDER TO MAINTAIN UNIFORMITY, GARAGE OWNERS SHALL CONFORM TO STANDARDS ESTABLISHED BY THE BOARD REGARDING GARAGE DOORS AND PAINT COLOR AND SUBMIT THEIR SELECTION OF THESE TO THE BOARD FOR APPROVAL,