

Village Royale Emerald Green Association, Inc.

2600 NE 1st Lane, Bldg. 5 Box 300 • Boynton Beach, FL 33435

Walkway Storage Closet Lease and Use Disclaimer – Building 5

Purpose of Disclaimer

Designated storage closets located on the North and South ends of floors 2 through 4 of Building 5 are available to Board members and unit owners of Village Royale Emerald Green Association, Inc. ("VREG Inc."). These closets are provided as yearly leased storage spaces. The Board of Directors reserves the right to alter or revoke access due to violations of lease requirements, any delinquent fees owed to VREG, or any continued violation of VREG rules and regulations.

Terms of Lease / Use

By signing below, I agree to comply with the following conditions:

1. Lease Restrictions

- A. Storage closets must be leased for one-year periods at a rate of \$240, paid in full. Active VREG Board members have first choice and can lease at a discounted yearly rate.
- B. The leasing owner is responsible for maintaining the closet in a clean and orderly condition, and the closet is subject to periodic inspections conducted by a Board member.
- C. The current leasing owner has the first right to renew the lease for the following year.
- D. No refunds for early Lease terminations of any kind, no exceptions.

2. Labeling Requirements

- A. Each closet must be clearly labeled inside with a copy of these documents, including a signed liability waiver, the owner's name, unit number, and the lease's start and end dates.
- B. Closets that are not properly labeled may be considered in breach of lease, and items stored within may be removed.

3. Prohibited Materials

- A. Storing hazardous, flammable, or combustible materials is strictly prohibited. Any such materials found will be immediately discarded and may result in lease termination. Any illegal substances found will be reported and lease terminated immediately.

4. Access Key Protocol

- A. Leasing owners will receive one key for the deadbolt lock. A duplicate key will be stored in a lock box located in the Board of Directors office (room 300). There will be a replacement charge for any lost key.

5. Signed Disclaimer Required

A. A signed liability waiver must be submitted along with full payment before access to any storage closet is granted. The Board of Directors retains the right to inspect closets at any time to verify compliance with lease requirements.

Liability Waiver

I, _____, acknowledge that I have read, received a copy of, and agree to comply with the terms outlined in the "Walkway Storage Closet Use Disclaimer – Building 5." Furthermore, I release VREG Inc. and the Building 5 Board of Directors from any and all liability related to the use of these designated closet storage areas. This release includes, but is not limited to:

- Damage to property
- Loss or theft of items
- Injury caused by or related to stored items

I understand that use of this storage closet is at my own risk and that VREG Inc. and the Board of Directors assume no responsibility for any items stored.

Owner/Renter Acknowledgment

Printed Name _____
Building # <u>5</u>
Unit # _____
Storage Closet Leased: 2N <u> </u> 2S <u> </u> 3N <u> </u> 3S <u> </u> 4N <u> </u> 4S <u> </u>
Signature _____ Date _____
Lease start Date _____ Lease end Date _____

Board of Directors Approval

Board of Directors Approval and full payment of \$ _____ was received

Director Name	_____
Signature	_____
Date	_____

Compliance Reference

This form is issued in accordance with Florida Statutes Chapter 718 (Condominium Act), including §718.111(5) regarding association property and §718.303(3) regarding use restrictions. Storage access and liability terms are subject to change by Board resolution.

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