

CASA BAHIA POLICIES AND PROCEDURES

Subject: Garage Storage Locker Expansion

Purpose: This procedure describes homeowner requirements to receive Board approval to expand their garage storage lockers.

Description: Casa Bahia homeowners have two assigned parking spaces with one storage locker for each parking space. Most of the lockers are mounted on the garage wall, approximately 52” above each assigned parking space and are generally 90” long 36” high and 49” deep. This design allows the hood of cars to extend under the lockers so that longer cars and SUV’s will not extend out into the access/traffic areas.

Requirements:

1. Homeowners may request the Board to approve expanding one or both lockers by adding a bottom section to the existing design. They may also request changing the front of the top existing locker to provide better access to stored items.
2. The Board will consider approving the homeowner request provided the following conditions are met:
 - A. A dimensioned drawing is submitted which conforms to the outline drawing contained in the attachment.
 - B. The depth of the bottom locker may not extend out past the parking backstop, approximately 35”.
 - C. A parked vehicle may not extend into the traffic lane, a maximum of 19 feet from the garage wall.
 - D. If, at any time, a homeowner has a vehicle which extends more than 19 feet from the garage wall because of the existence of a bottom locker, the Board will require that the bottom locker be removed.
3. It is the homeowners responsibility to acquire and maintain written proof that the locker expansion was approved by the Board. Failure to produce proof to current/future Boards may result in having to return the locker to its original configuration.
4. Some parking spaces contain vents and/or pipes or would interfere with access to an adjacent space which would prevent Board approval of a bottom locker.

1 Attachment: Garage Storage Locker Expansion Outline