



## **Rule #28**

### **Garage Storage Rules**

#### **Scope:**

Storage of personal items in an owners designated common garage space is creating fire hazard issues. In the past, the Fire Marshall has talked to Management about the type and number of items stored as being fire hazard.

The purpose of this rule is to specify allowable items that can be stored, the invisible division lines of one garage spot to the next, and the type of storage cabinets and bins allowed. This will allow the garage to be complaint with all fire life safety codes and offer the Tortuga Community a fair and equitable use of garage space.

All items are stored in a neat and orderly fashion in areas that are visible to other owners, renters and guests.

#### **Definitions:**

##### **Flammable Material:**

A flammable material is a substance that can ignite easily and burn intensely when exposed to a source of ignition, such as fire or high temperatures. Flammable materials can be solids, liquids, or gases.

##### **Grandfathered:**

Storage Cabinets that were in placed prior to the adoption of these rules can remain until either the cabinet is replaced by the current owner to a new cabinet that meets the definition of "Storage Cabinet" as defined in this rule or until the unit has a new owner. Upon transfer of the unit to a new owner, the new owner shall replace the cabinet with a new one that meets the definition of a "Storage Cabinet" as defined in this rule.

Grandfathering should not be construed to grandfather physical space that is shared with an adjacent parking space between columns. Owners who have space that has been encroached upon by the placement of more than a single cabinet between columns can request the Board of Directors to order the removal of the second cabinet from the owner that is occupying the space. The owner shall have 30 days to comply with the removal.

##### **Hazardous Material:**

A hazardous material is any item or agent (biological, chemical, physical) which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors.

##### **Storage Cabinet:**

A storage cabinet is a receptacle used to store products, regardless of its size. Storage cabinets can be used for a variety of purposes and can be made of plastic, marine grade "wood" product or metal. Owners are encouraged not to use particle board type material as it will deteriorate if exposed to water such as storm surge and rain.

### **Storage Container:**

A storage container is a receptacle used to store products. Typically, rectangle in size with a lid and stackable. Also referred to as a tote. The tote or bin should be opaque and preferably have a “locking” type closure making it more “waterproof”.



### **Rules**

On-site storage cabinets, including those “Grandfathered” can be used in an owner’s limited common element designated parking space to store items such as beach chairs/ beach buggies, fishing gear, tools, car washing equipment, life preservers, kids play items, golf clubs, small household hardware, tile and water-based paints such as latex.

Storage bins with “locking” lids may be stored in your garage space that are stacked and organized neatly.

All Storage cabinets shall have doors or lids and shall be no wider than the width of your designated parking space and shall sit against the block wall. The cabinet depth should not be deeper than 30”.

Storage cabinets that are placed between support columns and parking spaces can be no larger than 52” w x 78”h x 30” d. This space will be shared with adjacent space and shall be used as follows:

One cabinet can be placed between the outside wall and the first column for one owner and a second cabinet can be placed on the other side of that same first column going toward the drive lane for the adjacent owner. Under no circumstances shall a cabinet or other items or material be placed between the second cabinet and the interior column on the drive lane. This will permit vehicle operators to get clear visibility in both directions when either backing or driving out of their designated space. The below picture presents an example of the sharing of space between vehicles while leaving a view of the travel lane of the garage. It should be noted that vehicles parked in the garage should not extend beyond the second column as to stick out into the travel lane thus allowing room for other cars to safely back out of their parking spaces.



**Under no circumstance shall any of the following items be stored in the garage.**

- Household furniture of any type (tables, chairs, lamps, rugs, etc.)
- Mattresses, bedding or bed frames
- Appliances such as refrigerators, stoves or dishwashers.
- Gas Grills, smokers, insect foggers or other gas appliances
- Propane Tanks (any size)
- Gasoline in any type of container
- Flammable materials such as paint thinner or stripper
- Lithium batteries
- Oil based paints
- Building materials unless actively remodeling (6-month limit and must be contained within your space)
- Food items
- Paper products
- Fire works
- Trash

All items shall be stored in a neat and orderly fashion in areas that are visible to other owners, renters and guests.

**Hanging of items**

Under no circumstances shall any ceiling, columns or beam be drilled to mount any hanger or device. Said drilling could cause structural integrity issues. Precast holes that are in the beams can be used to hang items such as kayaks or paddle boards using a dowel or steel rod inserted into the precast hole in the beam. Anything hung in the garage must have Board approval.

## **Renters Storage**

Storage of renters items in the garage is prohibited. Renters wishing to leave items for the next season shall store the items in the owner's unit or rent an offsite storage unit.

## **Board Action**

The Board of Directors has the authority to inspect all spaces and send a notice of non-compliance to owners who violate these rules, providing them 10 days to take corrective action. Failure to remediate the issue can be cause for further action by the Fining Committee.

**Adopted by the BOD 3/12/2025**