



Beebe & Runyan

Condominium Association

c/o America First Properties Management
1004 Farnam Street, Suite 400
Omaha, NE 68102

Beebe + Runyan Condominium
Atrium/Common Area Storage Policy

The Declaration of the Beebe + Runyan Condominium stipulates that no personal items are to be stored in the atrium area. This includes decorations and doormats viewable from outside the unit. Specifically, the Declaration states:

Section 4.01(e): There shall be no obstruction of the Common Elements, nor shall anything be stored in the Common Elements (except in the storage locker assigned to the Owner's Unit) unless such storage has been approved by the Board in advance.

Section 4.01(t): No baby carriages, playpens, bicycles, wagons, toys, vehicles, charcoal burners, or other outdoor cooking devices, devices utilizing non-fossil fuels, nor any other items shall be parked or stored on any part of the Common Elements or Limited Common Elements, in a manner so as to be exposed to public view from the exterior of any Unit, unless approved by the Board in advance. Such items may, however, be kept (but not operated) in the owner's storage locker. ...

Items displayed and/or stored on the outside of a Unit are in violation of this policy and will be removed. The owner will be notified and repeated violations will result in a \$50 fine.