

## Condominium HOA Policy: Use of Common Areas

### Purpose:

To ensure the safety, cleanliness, and accessibility of all building common areas, and to maintain compliance with fire, safety, and insurance requirements.

### Policy Statement:

Homeowners, residents, tenants, and guests are strictly prohibited from storing, placing, or leaving any personal property in building common areas.

Common areas include, but are not limited to: hallways, stairwells, the lobby, elevator, laundry room, swimming pool, Ohana room, library, gym, rooftop, parking garage, and any other space designated for shared use.

Items such as furniture, artwork, bicycles, plants, packages, decorations, or other personal belongings may not be left unattended in these areas.

Any personal property found in common areas may be removed by the HOA at the owner's expense.

Repeated violations may result in fines or other enforcement actions as permitted under the HOA's governing documents.

### Rationale:

This policy is intended to:

- Prevent obstruction of walkways and exits.
- Reduce fire hazards and safety risks.
- Maintain the aesthetic appearance of the property.
- Ensure equal access and enjoyment of common areas by all residents.

### Effective Date:

This policy shall take effect immediately upon adoption by the Board of Directors and shall remain in force unless amended.