

**Island Pointe Condominium Association of Merritt Island, Inc.**

**Policy for Transfer or Assignment of Garages and Storage Units**

**Purpose:** To provide clear and orderly rules for the transfer of Garages and for the assignment of garages and storage units as between Units or Unit Owners pursuant to Article IV of the Amended and Restated Declaration of Condominium for Island Pointe which states:

*Unit Owners have the right to transfer garages to other units or Unit Owners pursuant to Section 718.106(2)(b), Florida Statutes. The transfer will be subject to rules promulgated by the Association.*

The Island Pointe Declaration does **NOT** permit the transfer of storage units.

**Transfers of Garages**

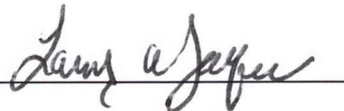
1. All transfers of garages must be within the same building in Island Pointe and must be between owners of condominium units (“Unit Owners”).
2. Each unit must have at least ONE garage associated with it. That garage should be reflected on the Unit’s deed and recorded in the Brevard County property records.
3. Garages may be transferred between Units on terms satisfactory to the Unit Owners and in compliance with this policy. No transfer may result in a Unit having no garage associated with it.
4. Unit Owners are responsible for ensuring such transfers are properly recorded with the appropriate Brevard County authorities.
5. Unit Owners shall notify the Island Pointe Board of any garage transfers and shall ensure the affected garages are properly labeled to reflect the units to which they are appurtenant.
6. As part of the garage inspection process, the Board may seek to confirm garages are appurtenant to the Units reflected on the garage doors.

**Temporary Assignments of Garages or Storage Units**

1. Unit owners may temporarily assign (includes renting) the use of their garage or storage unit only to another Unit Owner or a renting resident of Island Pointe.
2. Any assignment of a garage or storage unit shall end when:
  - a. either Unit owner sells their condominium;
  - b. when the renter utilizing the garage moves out of Island Pointe; OR
  - c. when the Unit Owner assignee of the garage moves out of Island Pointe.
3. The assignment must be reported to the Board of the Association prior to the assignment.
4. The assignment will remain in place until the Board is notified that it has been ended by the assignor or has been notified that a sale/move has occurred.
5. The assignee will have the right to use the garage or storage units. However, all obligations to maintain, repair or follow the rules of the association shall remain with the owner of the unit for that garage. The Unit Owner shall also be responsible for all violations and the cures or fines that result from such a violation.

***Date Approved by Board: April 13, 2023***

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Larry Jaques, President