

Grand Panama Resort
Storage Cage (Locker) Policy

Purpose:

Grand Panama Resort provides storage cages (“lockers”) as a convenience to unit owners. This policy establishes rules, eligibility, and use requirements to ensure safety, fairness, and compliance with applicable fire and life safety codes.

Availability & Eligibility:

Storage cages are provided free of charge to owners only. Cages are assigned on a first-come, first-served basis. Availability is not guaranteed, and the Association does not reserve cages beyond current assignments.

Locations:

Storage cages are located in the following areas:

Tower 1: Garage level

Tower 2: Ground level

Tower 2: Parking garage levels P2, P3, and P4

Access to cage rooms is controlled by keypad entry. **The Access Code is 2387**

Labeling & Owner Verification:

All cages must be clearly labeled with the owner’s last name and unit number. Labeling will be done by the CAM. Owners are strongly encouraged to place a lock on their cage.

Claiming a Storage Cage: Owners who wish to claim a cage or correct existing information must email the CAM at lindsay.williams@fsresidential.com. Please include: cage number, cage location, owner’s last name, and owner’s unit number. Owners who were previously unaware of the availability of storage cages are encouraged to claim one if available. Empty cages may be labeled “Contact CAM To Claim.” Once claimed with the CAM, owners may place their own lock on the cage. **The Association will not remove owner-placed locks. Cages can be transferred to the buying owner with association notification.**

Fire & Life Safety Requirements:

(Aligned with Fire Marshal and Life Safety Code Standards)

To comply with fire code and directives of the PCB Fire Marshal, the following requirements are strictly enforced:

- **Fire Suppression Clearance:** No items may be stored on top of storage cages. Storage above cage height interferes with sprinkler discharge patterns and impairs the effectiveness of the fire suppression system. This condition constitutes a life safety violation and must be corrected immediately upon notice.
- **Prohibited Materials:** Flammable, combustible, or hazardous materials are strictly prohibited, including but not limited to:
Oil-based paints

- Aerosol cans
- Gasoline, fuels, or solvents
- Flammable or pressurized cleaning products
- Owners storing prohibited materials will be contacted and required to remove them promptly to maintain code compliance.
- Storage Boundaries & Egress
 - All items must be stored entirely within the assigned cage. Items may not block walkways, exits, electrical panels, or fire protection equipment.
 - Bicycles may be stored on the bicycle rack located on the bottom floor of Tower 2, or in the corners of cage rooms, provided they do not obstruct access, egress, or safety equipment.

Enforcement & Fire Code Compliance:

Any condition deemed unsafe or noncompliant with fire or life safety codes may require immediate corrective action, regardless of ownership status. The Association reserves the right to require removal of items to maintain compliance with fire marshal directives and applicable codes.

Continued noncompliance may be addressed in accordance with the Association's governing documents.

Liability Disclaimer:

Storage cages are provided as a courtesy only.

The Association assumes no responsibility or liability for loss, theft, or damage to personal property stored in storage cages.

All items are stored at the owner's sole risk.

The Association is not responsible for items stored in violation of this policy or applicable fire or safety codes.

Owners are encouraged to maintain appropriate insurance coverage for personal property stored in storage cages.