

Safe Storage Baja Sur

Below are the rules and regulations that the individual leasing a storage space (hereafter “Occupant”) from Safe Storage Baja Sur (hereafter “Owner”) are required to take note of and follow:

Facility Rules

1. The storage facility will be open from dawn to dusk. There will be no access to the storage facility after dark. If an Occupant must access the storage facility after dark due to an emergency, they are required to contact the Owner for access.
2. Occupants are recommended to have insurance for their stored personal property.
3. For your protection, you must use a *disc lock or secure padlock* on your unit(s). You may provide your own, or purchase one in our office.
4. Occupants may only use two locks per storage unit, one on each side.
5. All lights must be turned off when not in the unit.
6. No dumping any trash in any part of the facility. Occupant is responsible for removal of all trash.
7. Occupants are forbidden from residing in or running a business out of the storage spaces.
8. No work may be performed on any vehicle at the storage facility, including changing oil, antifreeze, or other fluids.
9. Occupants must be 18 years or older to rent a storage unit.
10. The storage facility is a smoke free facility. No smoking is allowed anywhere on the property.
11. Security of the storage facility is the responsibility of all the Occupants. If something does not look right, please notify the Owner immediately.
12. The speed limit on the facility grounds is 5mph.
13. Upon vacating the storage space at the end or termination of the lease, the Occupant must remove their lock and completely clean out the storage space. All trash must be removed and properly disposed of.
14. Occupants may not loiter at the facility nor use the facility for any unlawful, fraudulent, or deceptive purposes.
15. Please do not ask staff to help load, unload, or move anything.
16. Owner’s employees are prohibited from doing manual labor for Occupants due to risk of injury and insurance considerations.
17. All persons must wear footwear to prevent injuries.
18. Anything affixed to walls, ceiling, or other parts of the space without Owner’s consent becomes the property of Owner, at Owner’s option.
19. Occupant will be liable to Owner for reasonable charges for removing unlawfully attached property, repairing any damage, and removing trash in common areas left by Occupant, Occupant’s family, guests, or contractors.
20. Urination or defecation by pets is not permitted. Urination or defecation by persons is not permitted except in restrooms, if any.
21. No bicycling, skateboarding, roller skating, or any other recreational activities are allowed on the property.

STORAGE RULES

Occupant MAY NOT STORE any of the following under any circumstances:

1. Any living creature or organism, or any dead animal or other carcass;
2. Food or trash.
3. Gasoline, oil, fuel, grease, or flammable chemicals;
4. Explosives, fireworks, or ammunition;
5. Corrosive, toxic, or hazardous materials or waste;
6. Asbestos or asbestos-containing construction materials;
7. Lawn debris (grass clippings, brush, etc.);
8. Construction debris, tires, oil, or batteries, whether new or used;
9. Items having noxious smell in Owner's sole judgment;
10. Marijuana and/or controlled substances;
11. Operating phones;
12. Prohibited weapons under State Statutes;
13. Stolen property;
14. Items illegal for self storage under any law.

Occupant MAY NOT STORE any of the following *without Owner's prior written consent*:

1. All fuel tanks must be emptied (vehicles, boats, motorcycles, mowers, etc.);
2. Gasoline cans or similar containers for combustible fuel;
3. Liquid propane tanks, oxygen tanks, or similar containers; or
4. Food, fertilizers, pesticides, or items which are wet and could mildew.

Without Owner's prior written consent, Occupant MAY NOT USE the space or any parts of the facility grounds for:

1. Garage sale, flea market, or direct sales from the space;
2. Parties, gatherings, meetings for any purpose, or building floats;
3. Business office or full-time work area;
4. Sanding, painting, welding, soldering, or operating power equipment;
5. Practicing or playing musical instruments (individual or group);
6. Any use that violates zoning, fire, or criminal codes or other laws;
7. Activities classified as a nuisance in Owner's sole judgment.

Occupant MAY NOT DO any of the following *without Owner's prior written consent*:

1. Alter, paint, or deface any part of the space or facility;
2. Put weight on or attach anything to structural elements;
3. Put holes in floors or other parts of the leased space;
4. Have a sign visible to others or install an alarm system in the space;
5. Modify electrical service or use electricity for other than lights, or an approved item.

Owner MAY EXCLUDE (from Occupant's storage space and the facility);

1. Any person without a key or combination to Occupant's storage space and is not with a person who has such key or combination (if space is lockable);
2. Any person who has a key or combination to a storage space (if the space is lockable) but does not know the Occupant's name;
3. Any person who is damaging property of others, disturbing the peace, or otherwise violating criminal laws.

WHEN IN DOUBT, ASK!