TENANT SERVICES

FACILITY RULES & REGULATIONS

Short, plain and worth reading once. Most of these rules exist so the facility stays clean, safe and pleasant for everyone who rents here. Effective October 31, 2026.

6am–9pm
Gate hours, every day including holidays

Lease Date
Rent is due on the same date each month

Day 6
$15 late fee and gate access paused

10 MPH
Speed limit everywhere on the property

ACCESS & HOURS

01 GATE ACCESS HOURS

The gates operate daily from **6:00am to 9:00pm**, holidays included. You must be off the property by 9:00pm.

If you are still inside when the gates close you will be locked in and will need to contact management to be let out. **A fee applies** for that release, so keep an eye on the time.

02 NO TAILGATING AT THE GATE

Do not follow another vehicle through the gate on their code. Every tenant has their own code, and the gate closes on a timer, so it will come down on the vehicle following behind.

03 YOU ARE RESPONSIBLE FOR THIRD-PARTY ACCESS IMPORTANT

Anyone you give access to your unit, whether through your gate code, your key or by meeting them on site, is your responsibility. That includes family, friends, movers, contractors and employees.

- Their actions on the property are treated as yours, including **any damage they cause and any rule they break**.
- They must follow every rule in this document, including gate hours, the speed limit and the no-tailgating rule.
- Only share your gate code and key with people you trust with your belongings. **Any entry made with your code is treated as your entry.**
- AAA American Storage is not responsible for items removed, moved or damaged by anyone you have given access to.
- Let the office know who is authorized to access your unit, and call us right away if your code or key may have been shared without your permission.

04 LOCKS AND LOST KEYS

$10 LOCK REMOVAL

Lost your key? We will remove the old lock for you during office hours for a **$10 fee**.

Tenants must not cut or remove their own lock, or have someone else do it, without our authorization. We need to know who is opening which unit.

RENT & PAYMENTS

05 WHEN RENT IS DUE

Rent is due on the **anniversary date of your lease** each month. If your rental agreement started on the 3rd, your payment is due on the 3rd of every month.

Rent is **not prorated** if you move out partway through a month.

06 LATE FEES AND ACCESS

5-DAY GRACE PERIOD $15 LATE FEE FROM DAY 6

You get a five-day grace period with no penalty and no restriction on access. From day six, a **$15 late fee** is charged and **gate access is denied** until the account is paid in full.

If you know a payment is going to be late, call us before the due date rather than after.

ON THE PROPERTY

07 SPEED LIMIT AND DRIVING ON SITE

The speed limit throughout the facility is **10 mph**. People are loading, walking and reversing trailers, and sight lines between buildings are short.

08 TREATING PEOPLE WELL

Everyone on this property, staff and fellow tenants alike, is to be treated with respect. It is a small facility and a small town, and the atmosphere here is something we care about keeping.

09 NO ALCOHOL ON THE PROPERTY

There is **absolutely no consumption of alcohol** on the property at any time, for any reason.

10 NO SMOKING

Smoking is prohibited across the **entire facility** under fire safety regulations. That includes inside units, in the corridors, and in the drives between buildings.

11 CLIMATE CONTROLLED BUILDING DOORS

$15 RENT INCREASE

Exterior doors on the climate controlled buildings must stay closed when you are not actively loading or unloading. Propping a door open lets the Florida humidity straight into a building full of other people’s belongings.

Violations result in a **$15 rent increase without notice**.

YOUR UNIT

12 WHAT YOU CANNOT STORE

You can store almost anything, as long as it is not dangerous or illegal. Specifically prohibited:

- Food of any kind, and perishable items
- Drugs and anything illegal
- Water and liquids
- Vehicles not in working order
- Flammable or combustible items such as gas cans, propane tanks, scuba tanks, welding tanks and car batteries

13 SHELVING AND UNIT MODIFICATIONS

Free-standing shelves and racks are a great way to use the vertical space, and we encourage them. However, **do not drill into, mount to, or otherwise modify** the unit walls, ceiling or door.

TENANT ACKNOWLEDGMENT

I have read and understand the AAA American Storage Facility Rules & Regulations, including my responsibility for anyone I give access to my unit.

TENANT NAME (PRINT) _____ UNIT # _____

SIGNATURE _____ DATE _____

Questions about any of this? Call the office on **352-429-4718**. If something here is unclear, we would rather explain it now than enforce it later.