

120 Hartsdale Corp -- Garage Parking Rules

The Corporation would like to offer parking spaces to all residents and shareholders. However, due to the high volume of cars currently in the garage, we must restrict parking leases to building residents only. Guest parking is available only during the days and hours specified in Item #7.

1. The Corporation wants to be able to offer each resident shareholder who owns and operates an automobile on a regular basis, one valet parking space while they are resident shareholders. Resident shareholders will be leased one valet space when they purchase if a space is available. If they want to lease a space for their vehicle, the vehicle must be registered to and used by the resident shareholder to be eligible for a space. The resident shareholder must advise the Corporation in writing of the request to lease a parking space when the purchase application is submitted to the Managing Agent.
2. If the shareholder does not reside in the unit, the shareholder may only park in the garage as a guest, during the specified guest parking hours at the specified guest-parking rate.
3. If an approved family member of the shareholder lives in the unit and owns and operates an automobile on a regular basis, this resident may request a parking space.
4. All leases are issued on a Month-to-month basis and are eligible to be canceled upon thirty (30) days written notice by either party.
5. The garage is not to be used to store automobiles that are not driven on a regular basis. If a resident shareholder is planning to be away for an extended period of time (i.e., greater than 90 days) they must inform the Managing Agent that they will not be using their automobile for that length of time. Depending on garage capacity at that time, the Board of Directors and the Managing Agent reserves the right to suspend parking privileges.
6. As of April 2012, no second spaces will be offered. Second spaces that were leased prior to this date are on a month-to-month basis and are subject to cancellation. Month-to-month leases for a second space are eligible to be canceled upon thirty (30) days written notice. Under no circumstances can anyone lease a third vehicle space in the 120 garage.
 - a. Motorcycles, which can only be parked in specially-designated spots that are too small for automobiles, are not considered vehicles for the purposes of this rule. Motorcycles can only be parked by the owner in the garage in a designated preferred space. There is no non-permitted Motorcycle parking in the garage on an hourly basis.
 - b. If it becomes necessary to cancel second spaces that were approved prior to April 2012, second space cancellation will be determined by seniority. For cars permitted in the garage before November 1, 2006, seniority is defined by length of residence in the building, and not the length of time the space has been leased. For cars permitted after November 1, 2006, seniority will be established according to the length of time the space has been leased. (In both cases, the "Last in First out" rule will apply.) The first group permitted before November 1 will have seniority over those permitted after November 1.
7. If a shareholder loses or gives up a permit for any length of time, they will lose their parking permit status. When a parker replaces a permitted vehicle with a new vehicle, the new vehicle will maintain the status of the replaced vehicle.

8. Guest Parking:

Guests may only be accommodated if space permits. Guests must see the attendant before leaving their car in the valet lot. The attendant will fill in a logbook with the following information supplied by the visitor:

- License plate
- Time entered garage
- Unit they are visiting
- Telephone number of the unit they are visiting

The attendant will hang a visitor tag on the rear view mirror. When the guest vacates, the attendant will fill in the time in the logbook and take back the visitor tag. If the visitor does not remove the car by 11PM, the attendant will notify the guest that the car must be moved. If the guest does not comply, the car will be towed at the cost of the owner.

Guest Parking Rates: \$1.00 per hour

Guest Parking Hours: Mon – Sunday 9AM to 11PM

There will be no overnight guest parking.

Any vehicle that is parked in the 120 garage as a day Guest for more than seven (7) days (9AM-6PM) in a thirty (30) day period will be required to pay a monthly day guest fee for that period. Effective the eighth (8th) day of parking at 120, in a thirty (30) day period, the charge for the vehicle to park in the garage during the day will be one hundred forty five dollars (\$145.00), the rate of a non-resident.

The fee of \$145.00 is to be paid to the Corporation, 120 Hartsdale Corp. As of the eighth day of parking within the thirty (30) day period, the owner of the vehicle must contact the management office to make arrangements to continue to use the 120 garage.

9. No Lessee may sublet a parking space to another shareholder or non-resident. No lessee may allow another shareholder or non-resident use of his/her parking space to keep an additional vehicle in the garage.
10. At no time shall parking be allowed in any area where expressly prohibited and marked as such.
11. Each vehicle parked in the garage must show current registration and inspection stickers and have a valid parking sticker for the 120 garage.
12. Each vehicle parked in the garage must be insured.
13. Each vehicle must be kept in reasonably clean condition so that it does not become an eyesore or nuisance.
14. No repairs may be performed on a vehicle while it is in the garage, except in an emergency to get it started and removed.
15. No vehicles with commercial plates may be parked in the garage from the hours of 5:00PM – 9:00 AM.
16. No vehicle may be parked in such a manner as to block the ingress or egress of any other vehicle. No part of a parked vehicle shall overhang the inside edge of the painted white lines in a space.
17. The speed limit is 5mph in the garage and driveways.
18. Revving up or idling of engines is not permitted.

19. All preferred and semi-preferred parkers must park within the lines of their designated space.
20. A waiting list for parking will be maintained by the Managing Agent for Shareholders who want a different space, i.e. semi-preferred, preferred.
21. Residents can only be added to the lists by sending a written request to the West-Ex office located at 119 East Hartsdale Avenue, Hartsdale, New York 10530. Attn: 120 East Parking. Requests should include a daytime phone number. Residents will be added to the list in the order the requests are received (by date). Residents will be notified of any change in parking status by phone or letter.
22. If a resident refuses to accept a space when offered, they will remain in the same position on the list and be offered the next available space.
23. The failure to comply with the 120 Garage Rules shall be enforced as follows: :
 - a. See Fines section in House Rules for the first and second offenses.
 - b. For the third offense: Garage lease will be terminated with thirty (30) days written notice. If the car is not removed in the specified time period, the car will be towed at the owner's expense. The owner will also pay a \$500 fine for each car that is towed.
24. No vehicle wider than 81" or longer than 210" will be given a new permit. No guest vehicle wider than 81" or longer than 210" will be allowed to park in the garage. If your vehicle is longer than 190 inches, there will be an additional \$20.00 per month parking charge for that vehicle