

# 81-05 TENANTS, Ltd.

*The Woodstock*

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34-49 81<sup>st</sup> Street / 81-05 35<sup>th</sup> Avenue / 81-15 35<sup>th</sup> Avenue, Jackson Heights, N.Y. 11372

**Date:** August 16, 2007

**To:** Shareholders and Resident Tenants

**From:** The Board of Directors

**Subject:** **Garage Parking Rules**

The following guidelines for garage parking apply to all garage tenants without exceptions. These guidelines are not limited to the policies and procedures outlined in the House Rules (Article VII, Section 1 through Section 16.) The garage space is not transferable and is totally separate from the co-op unit. Garage tenants will lose all parking privileges if proved to be in arrears of common charges (maintenance, rent, or parking fees).

## **Registration**

- All cars must be registered with the building Superintendent and Garage Manager
- Current photocopy of a car registration and driver's license must be provided
- \$45 deposit fee is required for each automatic garage door opener – a new opener must be purchased at garage tenant expense if the opener is lost or stolen
- Only one space per apartment/household – two-car households must register both cars, but only one vehicle is allowed per space at any time. **Unregistered vehicle will be towed\*** at driver's expense
- Temporary registration of rental/loaner car is required in order to avoid towing at drivers expense

## **Violations of Garage Rules – Lose of Parking Privileges**

- Failure to comply with registration requirements noted above
- Speeding in excess of **5 miles** per hour while entering or leaving the garage
- Tampering with and/or holding garage door open (non emergency use)
- Tampering with rear exit door
- Double parking (2 vehicles in 1 space) – a vehicle will be towed\* at the driver's expense
- Repair of vehicle (exceptions: changing flat tire, boosting battery etc.)
- Storage of any items: flammable/volatile materials, tools, car parts and batteries, toys, etc.
- Parking in other than the assigned space

**The Corporation reserves the right to reassign parking spaces held by any garage tenant.**

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\* Call V.I.P. Auto Body & Truck Towing, (718) 482-8483, to retrieve towed vehicle