

2010  
GEORGETOWN MEWS OWNERS' CORP.  
PARKING RULES AND POLICY

1. Description:

- ◆ The Cooperative Corporation maintains 520 garage spaces and <sup>226</sup> outdoor spaces located in various areas on the property owned by the Cooperative Corporation.

2. Rental Fees:

- ◆ The garage spaces are currently rented to shareholders at the rate of \$90.00, plus applicable taxes, per month.
- ◆ Georgetown Mews Unsold Shares and other shareholders subrent certain garage spaces to rent stabilized subtenants of such shareholders. The amount charged by the shareholders vary and may be substantially less (or more) than the monthly rate charged by the Cooperative Corporation. The garage spaces may only be subleased to rent stabilized tenants of record of *Georgetown*.
- ◆ The Cooperative Corporation does not charge for outdoor parking spaces.

3. Leasing of Garage Spaces:

- ◆ All garage spaces are leased to shareholders on a month-to-month basis pursuant to written agreements. The form of garage lease is available at the management office.
- ◆ Each garage space may only be used for the storage of one non-commercial automobile.
- ◆ The car which is stored in the garage space must be road worthy, bear current inspection sticker from the New York State Department of Motor Vehicles, have a valid New York State registration and be registered in the name of the shareholder or, in the case of a rent-stabilized tenant, to the tenant of record.

- ◆ The make, model and license plate number of the car authorized to park in the parking space will be set forth on the lease for the parking space.
- ◆ No commercial vehicles may park in a garage space.
- ◆ No guests of tenants or shareholders are permitted to park in a garage space.
- ◆ Cars shall be registered on application forms supplied at the management office.
- ◆ Proof of insurance, a valid driver's license and a valid N.Y.S. registration must be provided with each application, and will be photocopied.
- ◆ Except as described below garage spaces are leased on a **first come, first serve** basis. When and if all garage spaces are leased, a waiting list is established. Shareholders with handicap automobile licenses and shareholders over the age of 72, will be given first priority for vacant spaces, provided the automobile is registered in such shareholders name.
- ◆ Currently 18 garage spaces are used by the Cooperative Corporation for storage of the Cooperative Corporation's own equipment.
- ◆ Whenever possible, the property manager will relocate garages to move handicapped residents and senior citizens to garage spaces closer to their apartments.

4. **Outdoor Spaces:**

- ◆ Outdoor spaces may only be used by cars registered with the Cooperative Corporation. Only cars which are registered to the rent-stabilized tenants and shareholders of **Georgetown Mews** are eligible for parking stickers.
- ◆ Each registered car will be issued one (1) parking sticker. The car must have a valid current New York State registration. The registration must be in the name of the resident shareholder or the leaseholder of the rent-stabilized apartment. Each tenant or residential shareholder will be issued no more than two (2) stickers.
- ◆ No commercial vehicles may park in the outdoor spaces and will not be given parking stickers.
- ◆ No guests of tenants are permitted to park in the outdoor spaces.

- ◆ Cars shall be registered on application forms supplied at the management office.
- ◆ Proof of insurance, a valid driver's license and a valid N.Y.S. registration must be provided with each application, and will be photocopied.
- ◆ All cars parked in the outdoor spaces must be road worthy, bear a current inspection sticker from the New York State Department of Motor Vehicles and valid registration in the name of the shareholder, or in the case of a rent stabilization tenant, to the tent of record.

5. Handicapped Preference:

- ◆ On the request of any residential shareholder of rent-stabilized tenant of record with a temporary handicap parking permit or upon the issuance of an outdoor parking sticker to a resident who has a permanent handicap driver's license or whose car has a handicap driver registration, the property manager shall (i) ascertain which outdoor parking space is most conveniently located to such resident's apartment; (ii) paint such space blue; (iii) install a blue handicap parking space logo on the space; (iv) post a metal handicap parking space sign on the space; and (v) notify the towing company of the location of such handicap space with instruction to tow away any car parked in such space that does not have a handicap license displayed on the car.
- ◆ A list of all car license plate numbers of handicapped drivers will be provided to the towing company and periodically updated.
- ◆ The property manager shall inspect the accessways between the handicapped driver's apartment and the assigned handicapped parking space. Any curb cuts, ramps, metal plates or similar devices necessary to provide access for the handicapped driver from the apartment to the assigned parking space shall be promptly installed.

6. Replacement Stickers:

- ◆ If a tenant or resident shareholder sells an automobile for which a parking stick has been previously issued and purchases or leases a replacement automobile or if an automobile registered at *Georgetown* is stolen, the registrant may secure a replacement parking sticker for the replacement vehicle by completing an affidavit of such transfer or loss in a form available at the management office. Proof of sale of the vehicle or loss (such as a

police report) will be required before a replacement sticker is issued to the replacement vehicle.

7. Towing Company:

- ♦ *Georgetown Mews Owners' Corp.* shall employ one or more towing companies to remove illegally parked automobiles on the Property. The cost of towing or booting cars will be paid by the owner of the automobile. *Georgetown Mews Owners' Corp.* shall not be responsible for any damage caused by the booting or towing of the car illegally or improperly parked. Automobiles parked in the fire lanes (indicated by yellow stripes along the driveways) or in handicap parking spaces without a permanent or temporary handicap parking permit shall also be towed even if the car is properly registered. Signs advertising the name of the towing company, telephone number to contact to retrieve automobiles and the restriction of the parking facility to resident shareholders with authorized stickers shall be posted at frequent intervals throughout the Property.

8. Temporary Stickers:

- ♦ The management office and the closing department of *Georgetown Mews* shall each be authorized to issue up to five (5) temporary stickers to deal with emergencies, purchasers of apartments who have not been issued a permanent parking permit, and visitors to the board meeting room and/or management office. The management office and the closing department shall each keep a list of the persons to whom such temporary stickers have been given. The temporary stickers shall not authorize the user to park in the outdoor parking lots after 5:00 p.m. The temporary permit shall be returned to the management office or the closing department within 24 hours after the temporary sticker is issued.

9. Sale of Cooperative Apartment or Surrender of Lease:

- ♦ The right to occupy a garage space or to park in the outdoor parking facility shall automatically terminate upon the sale by a shareholder of the shares and proprietary lease allocated to his or her apartment or the surrender of possession of a rental apartment by the tenant. All garage space leases shall be on a month-to-month basis and shall contain a provision requiring the shareholder to surrender the garage space upon the users ceasing to be a shareholder or a tenant at *Georgetown Mews*. When possible, the parking stickers shall be physically surrendered when the tenant or shareholder vacates the apartment or sells the shares and proprietary lease, as the case may be.

- ◆ Georgetown Mews reserves the right to terminate the month-to-month lease of any shareholder at any time, for any reason, including, without limitation, failure to pay the garage rents, apartment maintenance or other charges due Georgetown Mews.

10. Use of Garage Spaces:

- ◆ Garage spaces are for the storage of one (1) non-commercial automobile. The garage spaces are not to be used to store personal property, tools, flammable or hazardous substances, propane tanks, gasoline, motor oil, automobile parts.

11. Assignment of Rights/Subleasing Prohibited:

- ◆ The right to occupy one or more garage or outdoor parking spaces at **Georgetown** may not be assigned by the tenant or shareholder nor subleased to a third party other than such tenant or shareholder's subtenant of his or her apartment without the prior written consent of **Georgetown Mews Owners' Corp.** Assigning such rights or subletting such spaces to anyone who is not a resident of **Georgetown Mews** is strictly PROHIBITED.



## Georgetown Mews Owners Corp.

69-17 150th Street Kew Gardens Hills, NY 11367 (718) 544-2626 Fax: (718) 544-2430  
rdamico@greenthal.com

March 27, 2015

Dear All Residents:

Please be advised that as of **April 1, 2015**, the Corporation has hired a new towing company to service the property.

**The Company is Justin's Towing Inc. and the phone number is (347)-205-5151. This towing company will strictly enforce the parking rules.**

**All residents should familiarize themselves with following rules or you will be towed at your own expense:**

(a)- If your license plates are changed for **ANY** reason at all, your current sticker is **VOID**. It is the responsibility of the resident to apply for a new sticker with the correct plate number or you will be towed at your own expense. Parking Sticker **MUST** match your license plates.

(b) -The Management office will issue a temporary parking permit with the exact expiration date, it is resident's responsibility to contact the management office to obtain a permanent sticker. If the temporary permit expires it becomes **VOID** and you will be towed at your own expense.

(c) - Parking permit are **ONLY** issued to residents of Georgetown Mews. The vehicle registration and driver's license **MUST** be a NYS ONLY Address. No out of state license plates are permitted to receive a parking sticker.



## Georgetown Mews Owners Corp.

69-17 150th Street Kew Gardens Hills, NY 11367 (718) 544-2626 Fax: (718) 544-2430  
rdamico@greenthal.com

(d)- Park within the parking spot lines and only use **ONE** spot or you will be towed at your own expense.

(e)- Do not park in any area designated with yellow curbs.

(f)- Parking stickers **MUST** be permanently attached to the window or it is **VOID**. Place the sticker on the lower right hand side of the front windshield.

(g)- Handicap parking spots are for those residents who have both a Georgetown Mews parking permit and NYS handicap parking permit.

(h)- If your sticker has faded you **MUST** submit a new application to receive and new sticker.

These parking regulations will be enforced for all residents. There will be **NO EXCEPTIONS OR REFUNDS** of towing fees.

Thanking you in advance for your cooperation and understanding regarding this matter.

Sincerely,



Robert D'Amico, RAM  
Property Manager