

750 KAPPOCK APT. CORP. GARAGE RULES

1. Each owner has registered one car for each space owned. If the registered car needs to be repaired and a replacement car needs to be used, the garage manager must be notified, with details of temporary car (make, model, license plate number).
2. All cars must be registered and have numbered decals. If a new decal is needed, please notify the manager of the garage. If a new car has been purchased, a new registration form must be completed (and can be obtained from garage manager) so that a new decal can be issued.
3. Keys for all cars must be held by the garage attendants.
4. Upper-level owners who voluntarily move to the lower level forfeit their rights to upper-level parking.
5. The owner is responsible for the total monthly garage bill including the monthly surcharge for upper-level parking, regardless of whether spot is sub-leased.
6. When a garage space owner's automatic door opener malfunctions so that the owner is unable to drive into the garage, the space owner must notify the doorman who will identify the owner as a resident and direct garage personnel to open the garage door.
7. To enhance security, residents who arrange for guest parking must notify the doorman in advance of the anticipated time of arrival. Guests should first drive to the front of the building and announce themselves to the doorman. The doorman will notify the garage personnel who will then open the garage door.
8. Guests of residents wishing to park overnight will be limited to space availability. Daytime visitor parking is allowed. Daytime rates are \$3.00 for first hour, \$2.00 for each subsequent hour. Overnight rates \$ 15.00.
9. Only garage space owners shall be in the possession of an automatic garage door opener. If his or her space is sublet, the owner will provide his opener to the sublessee.
10. **The Corporation shall not be responsible for any damage to any automobile.** Person's parking in the garage shall hold harmless the Corporation and any employees for any injury or damage to person or property as well as for the loss, theft, or damage to any property. Any loss should be claimed against the person's personal insurance carrier.
11. Only four (4) wheeled motor vehicles are allowed.
12. Non-residents are not permitted to sublet or own a space in the garage.

13. A sublease form is available from the Superintendent for any garage space owner who wishes to sublease his or her space. A monthly garage sublet fee will be charged to the owner. As of 2019, this fee is \$40 per month of sublet.
14. All cars parked in the garage must be in an operable condition.
15. Lower garage space owners are not to park their cars in the center when a space along the wall is available.
16. As of 2019, new vehicles whose length is in excess of 197 inches and or width in excess of 75 inches will not be permitted. Vehicles exceeding this size that were registered prior to 2019 are subject to \$50.00 per month surcharge.
17. Any unauthorized automobile or other vehicle parked in the garage will be towed without notice and the cost billed to the Lessee.
18. Pick-up trucks are not permitted.
19. The Garage Rules may be added to, amended, or repealed at any time by resolution of the Board of Directors. Any consent or approval given under these House Rules by said Board shall be revocable at any time.