

**632 Palmer Road Owners Inc.  
632 Palmer Road, Yonkers, NY 10701**

**Revised Parking Rules - Effective November 2019**

The Board of Directors of 632 PALMER ROAD OWNERS, INC. ("Cooperative") will follow the priority established by the parking space waiting list. Anyone who is assigned or sublets (with proper prior approval) more than one space understands that only one space will be assigned to the buyer (seller's choice) of their unit upon transfer of shares. If you have assigned spaces, they remain with you until the sale of your unit or if you wish to relinquish them.

All shareholders requesting a parking space(s) must complete a request form (attached) and submit to the Board. New shareholders must register their vehicle information on our confidential questionnaire at the time of purchase.

Shareholder is responsible to report all changes of vehicle ownership and/ registration to Management. Should a shareholder decide to buy a different apartment in the building, the shareholder can choose to keep their original parking spaces. But only one parking space will be assigned with the apartment they are selling.

Shareholders must live in the building to have an assigned (or sublet) parking space.

1. ***Subletting Parking Spaces:*** All shareholders subletting a spot must submit a Sublet Registration Form (attached) to the Board for approval. The Board will NOT acknowledge any sublet that does not have an approved fully executed Sublet Registration form which needs to be signed by board of directors.  
***Private sublets are not allowed and will not be honored.*** Sublets prior to the date of the revised parking rules are grandfathered, but the parking rule allowing only 2 indoor spaces will be enforced.

**Only 2 indoor spaces total are allowed per unit (whether sublet or assigned).**

2. ***Visitor Parking Spaces:*** Visitor spaces may not be used for the storage of vehicles. The Board reserves the right to question the status of any vehicle that remains in the same parking space for an extended time (as determined by Board of Directors) without prior Board approval. The Board reserves the right to tow any vehicle that does not have proper display. Should you wish to have a guest park overnight in a visitor space; it must be brought to the attention of the Board. The first night is no charge, but nights 2 through 7 will have a fee of **\$10/day** which will be added to your maintenance bill.

No guest vehicle shall remain parked overnight for a period longer than 7 nights.

***Visitor spaces are for guests/visitors ONLY. Residents should not park in the visitor spaces. Any such vehicles are subject to being towed at the vehicle owner's risk and expense.***

3. ***Parking Wait List:*** The Board of Directors maintains a parking wait list. All units are purchased with only one parking space. You can request to be added to the parking wait list by completing a parking request form (attached) and putting it in the management communication box by the mailboxes. The waiting list is in date order according to the date of your request. You can remain on the waiting list by date of request until you accept an available space. Only 2 indoor garage spaces are allowed per unit.

***No parking space shall be used to store any unregistered and/or non-operating vehicle. Parking spaces are for your registered vehicles only. No items shall be stored in parking spaces.***

No repairs, maintenance, mechanical work of any type shall be performed on a vehicle at any time while on the premises unless changing a flat tire or jumpstarting the car.

Vehicles must not block access to or from any parking space or entrance.

ONLY the Board of Directors or Management Company is responsible for having illegally parked cars removed or booted. Only when a shareholder/resident complains of a vehicle being illegally parked in their space will appropriate action be taken.

***All vehicles shall be parked at the vehicle owner's risk and expense and the Cooperative shall have no liability whatsoever for loss or damage to any vehicles while parked at the building.***

***These Parking Rules constitute the complete parking rules for the Cooperative and supersede any parking rules previously distributed to shareholders.***