

**HOUSE RULES**  
**437 PALISADE AVE. CONDOMINIUM**

**Revised 9/2010**

**Maintenance Fees:**

Monthly maintenance payments are due on the first of the month, but must be received no later than the 15<sup>th</sup> of the month. If payment is not received within this scheduled time frame, there will be a \$75.00 monthly late fee. Furthermore, a returned check fee of \$35.00 will be charged if any payment is not honored by your bank.

**Moving in/out:**

All moves in or out of any Unit should be done **Monday through Friday 9:00 a.m. to 8:00 p.m. or Saturday 10:00 a.m. – 4:00 p.m. *NO MOVING IN OR OUT SHOULD TAKE PLACE ON SUNDAYS OR HOLIDAYS.*** Proper equipment (i.e. hand trucks/dollies) must be used when moving large/heavy furniture up and down the steps to avoid damaging the cement steps. **Owners banging furniture/appliances up and down the steps which damages steps will be fined.**

**Renovations:**

- Renovations/construction to your unit should be made during reasonable hours. **Monday through Friday 8:00 A.M to 5:00 p.m. Saturday and Sunday from 10:00 a.m. to 5:00 p.m.** Please be considerate of your neighbors.
- **Outside Services** - Owners are responsible for hiring their own plumbers and electricians for problems within their Unit. However, if you utilized the services of an Association vendor you will be responsible for the entire bill.

**Noise:**

- We live in close proximity to each other. Please be aware that noise travels and echos. Please be considerate of your neighbors when playing stereos, T.V.'s etc.

**Walkways:**

- **DO NOT BLOCK THE WALKWAYS.** Walkways should be clear at all times so people can pass without obstacles.
- Hanging plants are permitted and each Unit Owner can have one hanger outside the door. **DRILLING OR HAMMERING INTO THE BRICK IS NOT PERMITTED.**
- **DO NOT PUT DOORMATS OUTSIDE YOUR UNIT DOOR.** Doormats tend to collect water, cause damage to the walkways and in the winter they make snow removal more difficult.
- **DO NOT HANG (Plants, laundry, chimes, etc.) ANYTHING FROM THE RAILINGS**

### **Grills:**

Grills with small disposable propane tanks (11-14.1 oz.) are allowed for use on the walkways (i.e. Webber Grills.) In accordance with the **YONKERS FIRE DEPARTMENT** Regulations grills with **large gas tanks** and **charcoal grills** are **NOT** allowed for use on the walkways.

### **WINDOWS/DOORS:**

Front doors/screen doors are coordinated throughout the building. If you replace either color/style must all be the same. All replacement windows must be the same style as those approved by the Condo.

### **Courtyard:**

Ball playing, bicycle riding, skate boarding and skating in the courtyard are **prohibited**. An adult must supervise children playing in the courtyard at all times.

### **Outdoor Parking/Garages:**

- Owners lease parking spaces and garages from the Association and are billed on their monthly statement. If you wish to lease an outdoor space or garage you must make your request in writing to the Board of Managers who will then add your name to the waiting list and then notify you when a space is available. **(EVERYONE IS LIMITED TO A TOTAL OF 2 PARKING SPACES WHETHER OUTDOOR OR GARAGE).**
- Parking privileges will be revoked if an Owner's account is in arrears in excess of two month's charges. **YOUR CAR WILL BE TOWED OFF THE PROPERTY AT YOUR OWN EXPENSE** and your space will be reassigned. Once your account is in good standing for a period of two months, you can request in writing to go back on the waiting list for an outdoor parking space.
- **Insurance/Registration-** All Owners/Renters leasing parking spaces from the Association must provide copies of the vehicle(s) registration and insurance to the Board of Managers in order to receive your resident parking sticker. Cars without the proper stickers will be towed at the Owners/Renters expense.
- Garage door openers must be approved by the Board before installation. Those garages which have garage door openers previously installed by another owner are not the responsibility of the Association. Any repairs or maintenance on these electronic openers are the sole responsibility of the individual currently leasing this garage.

### **Loading Zone**

There is a 15-minute limit for loading and unloading in the driveway with your flashers on. **PLEASE DO NOT BLOCK GARAGES.**

### **Cable/Phone:**

All appointments for these services must be scheduled during the Superintendent's working hours – 9:00 A.M. to 2:00 P.M. Monday through Friday.  
**SATELLITE DISHES ARE NOT PERMITTED.**

### **Storage:**

Every Unit Owner is assigned a storage bin located either at the North or South end of the building, depending on where your Unit is located. The Superintendent and the Board of Managers are the only ones with keys so you must ask for access during the superintendent's working hours (9:00 a.m. to 2:00 p.m.).

### **Laundry Rooms:**

- There are two laundry rooms – North and South of the building. Every Unit Owner should have a key (which fits both rooms). You should get the key from the previous Owner or you can request a key from the Superintendent. We ask that everybody be considerate of his/her neighbors:

**Do not** leave laundry in machines, be there to empty them when you are finished.

**Do not** leave your clothes piled up on the tables or chairs.

**Clean out** the inside of washer and dryer after each use. Including the lint filters on the dryers.

**LAUNDRY ROOM DOORS SHOULD BE LOCKED AT ALL TIMES**

The Superintendent cleans both laundry rooms twice a week, but please pick up after yourself if you make a mess.

- **NO WASHERS/DRYERS ARE ALLOWED IN THE INDIVIDUAL UNITS.**
- **Smart Cards** - The washers/dryers are not coined operated. You will need to purchase your smart card through the vending machine located in the south side laundry room. The initial cost is \$7.00. If you have any questions the Superintendent will be glad to assist you.

### **Garbage & Recycling:**

- **Garbage bin** is located at the North end of the parking lot. Be sure all garbage bags are securely tied so when placed inside the Dumpster they will not open up.
- **Recycling bin** is located at the South end of the parking lot and is labeled for plastic/glass and paper. Be sure you break up any large boxes to allow more room in the Dumpster for others. **PLEASE DO NOT PUT PLASTIC BAGS IN THE RECYCLING DUMPSTER. RECYCLING IS MANDATORY IN YONKERS. The City of Yonkers will impose stiff fines for non-compliance of recycling/garbage. Any fines that the Association receives will be distributed among all units (50) as part of the monthly maintenance bill.**
- **Bulk:** The City of Yonkers **WILL NOT** collect bulk (appliances, air conditioners, televisions, furniture, rugs, stoves, refrigerators etc.) items from the building. It is the Owner's responsibility to remove these items from the property. If you are receiving a delivery have the delivery people remove old items when the new ones are delivered or you will have to dispose of them at your own expense.

### **Exterminator:**

The exterminator is on the premises on the 3<sup>rd</sup> Saturday of each month. If you need this service you must sign up on the sheets which are posted above the mailboxes.

### **Animals:**

- **Dogs cannot be walked on the property and must be leashed at all times.** Owners must notify the Board of Managers when they acquire a dog and provide proof of license and record of shots.
- Dogs should be walked on the streets and Owners must clean up after them. Large dogs, pit bulls, etc. are not allowed. We all live in close proximity to one another and there might be a chance of running into your neighbor with these types of dogs and some people are extremely afraid of certain breeds.
- **NO FEEDING OF ANY STRAY CATS** on the property. Stray animals can carry diseases and defecate on the property. This situation presents a health to hazard to everyone in our community. **Fines will be imposed after two written complaints to the Board of Managers.**
- Domesticated cats should not be allowed to roam the property.
- Any animal making excessive noises will not be tolerated. It interferes with the quality of life of other residents.

### **Board Meetings:**

The Board meets on the 3<sup>rd</sup> Monday of the month at 7:00 p.m. in the Superintendent's Office. A schedule of the dates for these meetings will be posted. Anyone can attend these meetings, if you wish to present something to the Board you must submit it in writing, addressed to Board of Managers, at least one week prior to the meeting.

### **Annual Meetings:**

The Condominium's Annual Meeting is held each year in June/July. All owners are urged to attend. Notice of the meeting and proxies are mailed to each Owner in accordance to the Bylaws.