

FIELDSTON PROPERTY OWNERS' ASSOCIATION, INC.

PARKING REGULATIONS & GUIDELINES

Fieldston Property Owners' Association, Inc. (FPOA) parking regulations and guidelines have been adopted for the safety and convenience of all members and residents.

FPOA Ownership and Control of Streets

The FPOA owns its streets and also manages parking on streets owned by members in the former Goodrich Estates by historic agreement (FPOA and Goodridge Estates streets are referred to herein collectively as "FPOA streets"). The FPOA has the right to regulate all parking on FPOA streets.

The FPOA's right to regulate and bar parking was affirmed in 1965 by the highest court in New York State, the Court of Appeals, in the case of *Fieldston Property Owners' Association, Inc. v. City of New York*, 16 NY 2d 267.

Parking Regulations - Purposes

There are various purposes served by the FPOA's parking regulations, primarily:

- FPOA parking regulations and guidelines promote security and safety. They enable the FPOA's security service to remove unauthorized visitors' and improperly parked vehicles from Fieldston streets, thus improving security and safety by assuring that all parked vehicles have a legitimate reason to be in Fieldston and are parked in appropriate locations.
- FPOA parking regulations and guidelines enhance the beauty, tranquility, and recreational use of Fieldston by reducing the number of vehicles parked on Fieldston streets.
- FPOA parking regulations and guidelines help keep the streets clear for snow-plowing, emergency services, and maintenance.

- FPOA parking regulations and guidelines balance (a) the interest of members, their guests, and contractors/vendors providing services to be able to park conveniently, with (b) the interest of other members and the community at large to use Fieldston streets recreationally and enjoy the naturalistic views of Fieldston unobstructed by parked vehicles.

Members & Guests

Members are strongly encouraged to park their vehicles and those of their guests in their driveway.

All vehicles parked on any Fieldston street must be clearly identified either by a member sticker or a guest pass issued by the FPOA.

Member parking stickers will be issued to homeowners and their family members residing in Fieldston upon request to the FPOA. Requests should be submitted to the FPOA's management company.

Member parking stickers may not be given to or used by non-residents, including family members living outside of Fieldston, housekeepers, friends, or other service providers or persons.

For ease of security service enforcement, members are encouraged to place member parking stickers prominently on the left front, side, or rear of the vehicle.

All member vehicles must have properly issued member parking stickers displayed on their vehicle window or they will be treated as an unauthorized parked vehicle.

Members are expected to generally park their vehicle(s) in their driveway, in front of, or, if necessary, proximate to their home. Members may park their vehicle(s) throughout Fieldston on an occasional basis, but not regularly in front of other members' homes or in unsafe or inconvenient locations. If a member complains that another member is regularly parking in front of their house, the FPOA may determine whether such parking is an unreasonable imposition on such member's interests. The FPOA may also determine that a member is parking in unsafe or inconvenient locations, such as blocking traffic or pedestrians. In either such instance, the FPOA may issue a warning to the member and/or tow such other member's vehicle(s) if such conduct persists.

Members may request to be issued up to three (3) guest parking passes. Guest passes state the address of the member. Requests should be submitted to the FPOA's management company.

All non-residents guests of a member must either use a guest pass when parking on FPOA streets or alternatively provide a guest with a handwritten note stating the address of the member home being visited and the date. However, members are strongly encouraged to have their guests use FPOA guest passes and not handwritten notes.

All guests must display the FPOA guest pass or note in the windshield or dashboard on the front driver's side of the vehicle.

Guests may only park in front of the member house they are visiting or, if necessary, as close to the house as possible.

Guest passes may only be used by non-residents while actually visiting with the resident member or a member of their resident household. "Visiting" does not include parking for commuting to work, attending a neighborhood educational institution, or similar purposes.

Members may not assume that the FPOA's security service patrols will know a member vehicle that doesn't have a valid member sticker or guest pass. Members may not instruct a FPOA's security service patrol not to tow a vehicle without a valid member sticker or guest pass. FPOA's security service patrols are not responsible to know who is a FPOA member in good standing or what vehicles are validly parked on FPOA streets without a valid member sticker or guest pass.

Parking privileges for residents and guests are reserved for members in good standing. Members who are in arrears in their FPOA dues are subject to having their parking privileges revoked.

Contractors and Vendors

Contractors and vendors may only park on FPOA streets between 8:00 a.m. and 5:00 p.m. on non-holiday weekdays. Contractors and vendors must park in front of or, if necessary, proximate to the member's house and only while and for so long as they are providing services at the member's house. Contractors and vendors may park as set forth above without a guest pass so long as they have a clearly visible

commercial business insignia or logo printed or prominently displayed on their vehicle, and otherwise must use a guest pass as outlined above.

Inclement Weather

The FPOA's management company may issue inclement weather or emergency alerts at times of heavy snow, freezing rain, wind, hurricane, tornado, or other similar events. Upon issuance of an inclement weather or emergency alert, members may not park on FPOA streets for the duration of the inclement weather or emergency event in order to accommodate snow plowing, removal of fallen tree limbs or trunks, and other safety measures.

Events

Members may have guests to an event at their house park on FPOA streets, but must seek to have the vehicles parked as proximate to the house as practicable and safe. Members who have more than three guest vehicles parked in front of their house at a time must provide the FPOA's management company and security service adequate advance notice.

Enforcement

Any improperly parked vehicle, whether owned by non-resident, guest, contractor, vendor, or member, is subject to being towed. Ordinarily a first single instance of a violation will be noted and a warning sticker placed on the vehicle, but vehicles may be towed at the discretion of the FPOA and the FPOA's security service if, in their judgment, the parking is a flagrant violation of the FPOA's parking regulations.

The FPOA contracts towing of vehicles to a tow company approved and licensed by the NYC Department of Consumer Affairs. The tow company may charge the owner of the vehicle its customary fee, it is the responsibility of the vehicle owner to pay all costs associated with the towing of any vehicle, and the customer will have to retrieve its car from the storage lot maintained by the tow company. Neither the FPOA nor the FPOA's security service benefit financially from any towing of vehicles.

Contact Information

Members may request member parking stickers or guest parking passes, provide notification of more than three guest parking at a time, or address parking issues by contacting:

First Service Residential:

All inquiries to FSR, to the FPOA generally, or for the attention of the FPOA Board of Directors:

FPOA.NY@fsresidential.com

Jim Hayden, Property Manager

Direct Telephone: 646-828-3300

jim.hayden@fsresidential.com

Rupert Bartley, Assistant Property Manager

Direct Telephone: 646-828-3303

rupert.bartley@fsresidential.com

24 Hour Customer Care: 212-634-8911

Excel Security

Office Telephone: 212-239-8086

Toll Free Telephone: 877-897-8087

Patrol Car Guard Telephone: 917-903-7946