



*Queen Emma Gardens
Condominiums*

MOVING at QUEEN EMMA GARDENS

For the purpose of these House Rules, the term “moving” is defined as move-ins, move-outs, moving of large items (i.e. construction materials, freight/parcel deliveries, furniture, appliances, etc.), or items large in number.

- a. Moving must be coordinated through the Resident Manager or the Managing Agent as far in advance as possible. Unscheduled moving will be allowed only if the freight elevator is available and all applicable requirements (i.e. resident/owner registration, moving deposit, etc.) have been met.
- b. Hours of moving are from 8:00 a.m. to 8:00 p.m., Monday through Saturday only. Moving is prohibited on Sundays and all Queen Emma Gardens’ AOA observed State, City, and Federal Holidays.
- c. A refundable moving deposit of \$100.00 is required prior to any moving. An inspection of the freight elevator and related common areas will be conducted, in the presence of the user, prior to and immediately following every move. The cost of any damage to the building, freight elevator, or related common areas caused by moving of any items will be deducted from said deposit, or, such damages will be repaired at the expense of the apartment owner and/or resident on whose behalf such moving was being performed. The registered resident using the freight elevator must be present for both the pre & post use elevator inspections.

If at the end of the move no damages are found, the deposit will be returned immediately. If damages are discovered during the post move inspection, the refundable deposit will be held until all costs for such damages have been recovered. Any remaining balance will be sent to the issuer within 30 days after the scheduled move. Any balance owed for damages above the deposit amount will be at the expense of the apartment owner and/or resident on whose behalf such moving was being performed.

- d. Loading and unloading must be done in designated loading areas at the street level of the Complex. Loading and unloading of vehicles and elevators must be done in a manner which does not impede, block or otherwise hamper the ingress and egress of residents/visitors to the building or any access ramps or equipment.
- e. Parking of moving/freight/delivery vehicles on sidewalks, or the placement of loading ramps on the entry stairs and/or sidewalks, is prohibited. Said vehicles must park in a manner that does not

impede, block, or otherwise hamper the ingress and egress of residents/visitors of the building or any access ramps or equipment. Damage sustained to any vehicles or the common areas or the limited common areas will be charged to the apartment owner and /or resident on whose behalf such moving is being performed.

- f. The apartment owner and/or resident is responsible for the offsite disposal of all accumulated trash resulting from “moving” in/out. Use of the trash chute or any property trash bins is prohibited.

Surfboards, Bicycles, Tricycles, Scooters, Skates, Skate Boards, and Like Vehicles.

Surfboards must be in a proper surfboard storage bag when being moved or transported about the property, and must be stored in the apartment and not in or on any common or limited common element of the Complex. Bicycles must be stored in the designated bicycle storage area in the Complex. If said designated area is full, then bicycles must be stored in the apartment. Bicycles, tricycles, scooters, skates, skateboards and like vehicles except for vehicles used by disabled persons cannot be operated in the common areas of the Complex, buildings, or the walkways and roadways of the Complex. All bicycles must be registered with the Resident Manager. Bicycles may be ridden on the roadway by ingress or egress only.

Bicycle Parking & Storage.

The bike storage facility is a secured cage located in the upper garage of the property and is accessible 24 hours a day, seven days a week via the use of the access control FOB.

- a. Bicycles must be stored in the designated storage area on the property (the bike cage), in one’s apartment, or in private storage. Parking of bikes in vehicular parking stalls or other common areas, and/or securing a bike to any common element (i.e. light post or signpost, railing, tree, etc.) is prohibited. Any bike found in any of these areas or in any of these fashions will be cited and/or removed in accordance with paragraph “c” of this section. The bicycle storage area (bike cage), located in the upper garage, is available for use by residents of QEG only, without any fee, on a space available basis. In the event the bike cage is full, then bicycles must be stored in one’s apartment or in private storage.
- b. All bicycles parked or stored in the bike cage must be registered with the Resident Manager’s office and will be required to display a numbered QEG bicycle decal. This decal must be placed on an area of the bike, in plain view, preferably near the handle bar. All bikes stored in this facility must be kept in good working condition at all times.
- c. Any bicycle found in the bike cage without a decal, and/or found to be unregistered with the Resident Manager’s office, or found in violation of any of these House Rules, will be cited. If, after seven (7) days the bike remains unregistered, and/or without a decal, or found in violation of any other House Rule, the bike will be removed by staff, without warning, and held in storage until claimed by the bike owner. Proof of ownership of the bicycle, and/or payment of any fines as a result thereof, must be provided in order to claim said bike from storage. Unclaimed bikes will be auctioned off or donated to charity and will be done so in accordance with all applicable laws. QEG, its Board of Directors, Management and staff will not be responsible for returning unregistered bikes to those who are subsequently discovered not to be the actual owners of the bikes, absent gross negligence or

actual malfeasance.

- d. If the owner of a bike in violation of these rules is a QEG resident, or a visitor of a QEG resident, the said resident and/or the owner of said residents' apartment will be subject to the issuance of House Rule Violation notices and/or monetary fines in accordance with Section "E" of the QEG House Rules.
- e. Users of the bike cage are responsible for securing their own bikes. All bikes must be secured in a manner which does not impede other bikes or which does not create a hazard for those utilizing the bike cage.
- f. Bikes must be stored/parked and secured to the bike rack only and must not be stored, parked or secured on or to any plumbing or electrical pipes inside or outside the cage. Bikes must not be secured, fastened, parked or stored on or to any portion, inside or out, of the fence or fence posts surrounding the bike cage. Any bike found parked in any of these areas or in any of these fashions will be cited and/or removed in accordance with paragraph "c" of this section.
- g. The bike cage is for storage of adult and children's bicycles only. The storage, parking or securing of tricycles, scooters, mopeds, wheeled toys, and/or any motorized vehicles, is prohibited in or about the bike cage.
- h. QEG, its Board of Directors, Management and staff will not be responsible for the theft of, or any damage to, any bike stored, parked or secured within the bike storage facility (bike cage) or anywhere else on the QEG Property.
- i. RESIDENT(s) are responsible for any damage to the Complex caused by RESIDENT(s) or any of RESIDENT's guests when using the Bike Cage. QEG is not responsible for any damage or loss to the property contained in the bike cage or for any bicycles kept anywhere at QEG. QEG is not responsible for consequential damages or loss of use. RESIDENT(s) will indemnify and hold harmless QEG, its directors, officers, agents and employees from and against any and all claims, suits, damages losses and expenses, including attorneys' fees and costs, arising out of or resulting from RESIDENT's use of the bike cage.