

Excerpt taken from Townhomes of Eastbrooke Rules & Regulations

Garages

In order to thwart vandalism and prevent water line freeze ups, garage doors are to be left closed. Closed doors positively effect cooling and heating efficiency, and add to the appearance of Eastbrooke. Homeowners who habitually leave their garage door open will be fined \$50. Before replacing your garage door, contact the Eastbrooke office or Management Company for a variance request form in order to obtain approval.

It is illegal for any resident or homeowner to perform any type of maintenance on automobiles that would cause disturbance to other residents or jeopardize the fire insurance of the community. It should be realized that the buildings are classified as multi-family dwellings. As such, flammable or explosive materials or work that involves the use of torches, grinders or compressed air paint is in violation of the Town of Brighton zoning ordinance, the By-laws of our condominium and the master fire insurance policy. Please do not start your car and leave it running with the garage door open, as the fumes travel to other units.

Parking

Homeowners/residents are to use their garage and the one parking space in the driveway immediately in front of their garage or for those units without garages, the two designated spaces for parking. Please remind your visitors to park only in the designated visitor parking spaces.

NO PARKING is permitted on the roads designated on the enclosed map during the winter season - November 1 to March 31. Summer parking applies from April 1 to October 31. All other roadways in Eastbrooke are FIRE LANES. The Fire Marshall from the Town of Brighton has notified Eastbrooke that it is illegal to park on these roads. Violators will be tagged then towed!

Only legally registered motor vehicles that can fit into a standard Eastbrooke garage shall be parked in the driveways or parking areas, including on street parking. No Parking on the property includes, but not be limited to, boats, trailers, house trailers, recreational vehicles, tractors, commercial (business) vehicles with company logo or advertisement on it, or omnibuses as defined in the Vehicle and Traffic Law of the State of New York or any unregistered or uninspected vehicle.

Vehicles that are being stored for the winter should be in the garage, not in the driveway. Any vehicle that is left in the driveway impedes snow removal. All vehicles should be properly muffled in compliance with local and state laws. The speed limit on Eastbrooke roads is 15 mph: Speeding and careless driving on the private roads is both dangerous and inconsiderate. All homeowners/residents are reminded to ask the drivers in their family and their guests to drive slowly and carefully. When driving on a street that has parking along one side, the car on the side of the street without parked cars has the right of way.

Unlicensed, unregistered and business motor vehicles, other than those operated in the course of common area maintenance, may not be operated or parked anywhere in the common areas, including roads, at any time. This specifically includes mini bikes, snowmobiles, etc. No unlicensed operator shall operate a motor vehicle anywhere on the common area at any time.

The following infractions will lead to cars being towed at the owners' expense:

1. Parking of trailers, boats, unlicensed and/or unregistered or uninspected vehicles and motor bikes, cars in jacked-up position, campers, commercial (business - vehicles with company logo or advertisement on it) or any vehicle that is too large to be parked in the garage.
2. Parking on any surface other than designated parking areas.
3. Driving any vehicle that causes damage to Eastbrooke property.

