# 1666 COFFMAN CONDOMINIUM ASSOCIATION BOARD REGULATION NO. 3 RULES FOR THE GARAGE OCTOBER 30, 1989

**Revision – July 23, 2019**

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# For Safety:

* 1. No unnecessary idling of cars. (Reduce the carbon monoxide hazard.)
	2. The speed limit is 5 MPH. Watch for pedestrians and moving cars. Keep to the right of yellow lines, which mark pedestrian passages.
	3. Pedestrians and cyclists, for their own safety, should use the pedestrian door, not overhead doors.
	4. Vehicles must enter through the west entrance and exit through the east.
	5. No car repairs other than minor adjustments and repairs. No changing oil.
	6. The self-closing mechanism must be operable at all times on all garage doors including pedestrian doors. It must not be blocked for any reason.

# To comply with the City of Falcon Heights Fire Regulations:

* 1. NO SMOKING in the garage.
	2. Store all flammables only in locked metal cabinets. (Wooden lockers in the garage do not meet this requirement.)
	3. Fire sprinklers heads must have a clear spray possibility at all times, which is a minimum of 18 inches from sprinkler head. To assure this, hang nothing from overhead pipes, sprinklers, or electrical conduits. Store nothing on top of high lockers.
	4. If you smell natural gas, call the Fire Department, 911.
	5. A violation of the Falcon Heights Regulations can result in a tag issued by the Fire Marshal to the violator.

# Garage stalls – Appearance – Courtesy

* 1. All garage stalls are different lengths: 15 ft, 16 ft, 21 ft, or 22 ft. The amount you can store in front of your car depends on the length of your stall and the size of your car.

When parked, your car and attachments cannot stick out past the black stall lines.

If you do not park in your stall, storage still cannot be more than 5 feet from the wall. This is so maintenance can access the pipes above your parking space.

* 1. Store all items behind closed cabinet doors or in neatly arranged closed boxes (preferably water proof such as Rubbermaid). Other than boxes, only items with wheels can be stored in front of your car; ie: bicycle, dolly or a wheelchair. No furniture is to be stored in garage stalls.
	2. Try always to center your car between your black lines.
	3. Keep parking space clean. Prevent or remove oil spots. To blot up oil spots, use only oil drying material such as cat litter.

# Charging Batteries

* 1. Residents wishing to charge the batteries in a plug-in hybrid or all-electric vehicle in any garage parking space using an existing 120 volt outlet will need to purchase, at their expense, an electric energy meter compatible with a 20 amp, 120 volt outlet. The meter must be able to record the electricity used to charge the vehicle’s main batteries. It is the resident’s responsibility to monitor the meter and record the electricity used. Residents will need to reimburse the Association for this electrical use. Payment can be arranged on a monthly, seasonal or annual basis through arrangements made with the oﬃce staﬀ. The cost will be determined by multiplying the kWhs used by the current cost per kWh, charged to Coﬀman by Xcel Energy.
	2. The opportunity to plug in an electric vehicle will not be available to all residents because of the lack of a nearby outlet and/or concerns of over loading the existing circuit. Use of extension cords is prohibited.
	3. Residents that leave a vehicle of any type unattended for a period longer than eight weeks are encouraged to disconnect one terminal from their starting battery to prevent the battery from being drawn down during their absence. Help is available if residents cannot perform this function on their own. Battery chargers that provide a “trickle” charge through continuous use are not allowed unless prior arrangements are made with the oﬃce staﬀ and/or the Board of Directors.

# Care and Protection of Garage Entry and Exit Doors:

* 1. Drivers entering the garage must stop behind the white line and wait until the door has opened fully.
	2. Do not enter the garage behind another vehicle for which that driver has opened the door. Wait until the door completely closes, and use your own opener. Stopping the door during closure destroys the garage doors clutch and brakes. Please wait the few seconds for the door to close completely.
	3. Use the same cautions for the exit door. Approach with care so that bumpers do not touch the door. Wait for the door to open completely before exiting.
	4. After driving in or out, watch until the doors close completely so that no unauthorized person enters.
	5. In the event of an accident in which the door is damaged by your vehicle, report the accident to the Site Manager promptly and to your insurance company.
	6. The garage may NOT be used by anyone except residents and guests for any purpose.

Notify the office before permitting anyone to use your parking space or renting out your space.

* 1. Do not pull any exit/entrance door open by your inserted key to avoid breaking the lock.

# Trash / Recycling

* 1. Stack only trash items too large to go down chutes outside of the garage trash rooms. Break down, flatten corrugated boxes and tie up. Put the bundles by the recycle bins. Small trash items must be bagged and tied before putting down chute**. Google Ramsey county recycling.**
	2. NO TV’s, computers, printers, vacuums, furniture or large items shall be left in the garage. These must be recycled. You con **google electronic recycle drop-off** there are convenient sites, but they change every year.
	3. Place recyclable items all (glass & plastic bottles, cans, newspaper, magazines, shredded paper in closed bags) in the bins at the east and west doors. Do not sort the items. The recyclers do not want the items sorted.

# Car Wash

* 1. Wash cars in the west-end stall. Do not use a vacuum cleaner (or other electrical appliances) on your car when the floor is wet. Turn off the water at the faucet when finished. A storage locker has been provided for supplies. No wet towels or rags. Report bad hose conditions.

# Bicycles

* 1. Can be stored in your garage stall or in an approved association bike rack.
	2. No storing bikes in spots (corners) that are not in between your black lines for your garage stall. It is difficult to get bikes out of these corners without scratching cars nearby.
	3. Bike racks located on the East and West Loggia, these racks that hold 4 bikes on each side. We need to have two spaces open for visitor bikes for a total of 4 spots for visitor bikes.