

# PARK TOWER FEE SCHEDULE

The following is a list of charges and fees in effect as of the publishing of this document. Any charge or fee is subject to change by the Board. Information on all current charges and fees shall be available from the Management Office. Fees acquired by renters will be charged to the unit owner's account, but either the renter or the owner may make a payment.

## BIKE ROOM

A **\$60** annual registration fee (typically April-March following annual space audit) is charged per bike for the bottom rack and **\$48** for the top rack and wall racks, and will not be subject to proration. However, parkers may choose to park monthly for **\$10/month**.

## COPYING

A **\$1** per page fee is charged after the first five pages.

## ELEVATOR RENTAL

A **\$250** fee is charged for a minimum four-hour *non-move* scheduled use of an elevator. This covers required security guard supervision. An additional fee of **\$62.50** per hour is charged for usage in excess of four hours.

## GARAGE OIL LEAKS

The cleaning cost of oil and transmission leaks, and any other droppings from a vehicle will be the owner's responsibility. For a typical leak, a minimum fee is **\$60**.

## HEALTH CLUB

**1 Day Pass**                    **\$15**

### One Month Membership (PTCA)

Single	<b>\$43</b>
Double	<b>\$64</b> (Limited to two persons occupying the same unit)
Family	<b>\$90</b> (Limit 2 adults and 2 children or 4 family members occupying same unit)

### Six Month Membership (PTCA)

Single	<b>\$226</b>
Double	<b>\$353</b> (Limited to two persons occupying same unit)
Family	<b>\$509</b> (Limit 2 adults and 2 children or 4 family members occupying same unit)

### One Year Membership (PTCA)

Single	<b>\$318</b>
Double	<b>\$573</b> (Limited to two persons occupying the same unit)
Family	<b>\$798</b> (Limit 2 adults and 2 children or 4 family members occupying same unit)

Non-resident members from 5445 or 5455 pay a premium of approximately 25%, rounded.

Guest passes are available for **\$10** for adults and **\$5** for children, and only available to guests escorted by active Health Club members at all times. Coupon booklets for adults may be purchased for **\$50** for a set of six passes and are available for purchase from the Health Club or at the Management Office.

## **KEY FOB REPLACEMENT**

Replacement fobs are available for **\$25** each. Only one key fob is allowed per registered resident and/or owner.

## **LATE PAYMENTS**

Past due assessment accounts are subject to an **\$85** late fee. Past due Garage license payments are subject to a **\$35** late fee. Accounts past due by 45 days or more in assessments, fines, or miscellaneous charges will lose Health Club and parking privileges and non-emergency maintenance work orders will not be completed. Refunds will not be issued. After 45 days, accounts are also forwarded to legal counsel for collections and subject to additional fees.

## **LOCK OUT SERVICE**

Lock out service is provided at no cost during normal business hours. After hours and on holidays a **\$60** fee is charged.

## **MAINTENANCE WORK ORDERS**

The cost of most maintenance work performed by the association employees to fixtures or property inside a unit will be charged on a time and material basis. A minimum charge of **\$60** will be applied for the first half hour and **\$30** for each additional 15 minutes of work, plus the cost of materials. Work orders requiring a licensed plumber will be charged at a rate of **\$75** for the first half hour and **\$37.50** for each additional 15 minutes, plus the cost of materials. Some basic plumbing is approved for work orders at no charge, including the replacement of faucet washers and aerators, and unclogging drains.

A list of common parts and materials for work orders is available from the Management Office by request. All prices are subject to change without notice.

## **MOVING AND RESIDENT REGISTRATION**

### **New Residents, Owners and Transfers**

- **\$650** registration fee is collected in advance for new leases and sales, and generally for activities involving moves-in and moves-out. This one-time fee includes the following: processing of sales and leases, registering of all new occupants, hiring of a security guard to supervise both incoming and outgoing moves, inspecting the common areas before and after moves and before and after pest inspections. Fee entitles owners and renters up to 8 hours reserved use of the elevator; 4 hours for a move in plus 4 hours for a future move out.
- **\$100** deposit is required in advance of scheduling any moves. The cost of repairs or other services in excess of the required deposit will be charged to the unit owner's account.
- **\$250** transfer fee is charged for residents who already live in the building and move from one unit to another.
- **\$150** registration fee is charged for residents who already live in the building and purchase the unit they are living in.
- **\$300** registration fee is collected for a new occupant moving in with a current resident or tenant, also known as an "Additional Occupant", and entitles new resident to 4 hours reserved use of the elevator for a move in only.
- **\$100** deposit for damages and/or fees will be required in advance of transfers.
- **\$250** move out fee is due from owners or residents who originally moved in prior to June 2012.

## **MORTGAGE DISCLOSURE FORM**

A **\$250** processing fee is charged for completion of forms or "condo questionnaires" or inquiries other than the standard 22.1 disclosure, for mortgages and refinances or similar such requests.

## NON-SUFFICIENT FUNDS AND RETURNED PAYMENTS AND CHECKS

A **\$60** processing fee is charged for any returned check, stop payment or rejected payment due to problems outside the association's control, such as "non-sufficient funds" or closed bank accounts.

## PARKING

Monthly indoor parking license fees requiring a minimum six-month agreement:

1P Valet	<b>\$160</b>
1P Motorcycle	<b>\$90</b>
1P and 2P Self-Park	<b>\$160</b>
1P Day Parking	<b>\$208</b>
1P and 2P Premium	<b>\$175</b>
1P and 2P Tandem	<b>\$260</b> (\$130 per car)

## Daily Parking Coupons

Parking coupons are available from the Management Office, five for **\$50**. Each coupon is valid for six hours of valet parking. Three parking coupons allow a 24-hour stay in the Garage. Cash is not accepted. Go Grocer also offers them at a higher charge, five for **\$65**; cash is accepted at Go Grocer.

## Daily/Guest Parking Rates

Up to 1 hour	<b>\$14.00</b>
1 to 3 hours	<b>\$16.00</b>
3 to 6 hours	<b>\$20.00</b>
6 to 8 hours	<b>\$24.00</b>
8 to 24 hours	<b>\$38.00</b>

## Parking Passes

3 Days	<b>\$60</b>
5 Days	<b>\$75</b>
7 Days	<b>\$90</b>
2 Weeks	<b>\$115</b>

## Loading Dock

Loading dock parking for active loading and unloading is free of charge for up to 30 minutes. Eight-hour parking passes are available for **\$30**, when space is available.

## PARTY ROOM

- **\$150** Party Room fee for eight hour reservation.
- **\$200** refundable security deposit for up to eight hours of reserved use of the Party Room.
- **\$250** fee for up to four hours of supervision whenever alcohol is served.
- **\$120** per hour for any required cleanup is charged against the security deposit.

Any expense including damage exceeding the deposit amount will be charged to the unit owner's account.

The rate of any fees is subject to change without notice by resolution of the Board of Directors.