

EMD POLICY

The use of Electric Motorized Devices (“EMDs”), which include Electric Wheelchairs, Electric Scooters and Electric Carts, has increased dramatically over the past few years. While the use of EMDs is necessary and reasonable for many mobility impaired individuals, EMDs present unique and novel safety issues. Because of these issues, many of which have been evident in our own property, to help ensure the safety of all residents and guests, and to avoid unnecessary damage to our property, our House Rules will be amended to contain the following rules regarding the use of EMDs:

1. To help ensure the safe operation of EMDs, EMDs must be operated on “low speed” at all times.
2. The only person authorized to operate an EMD on the premises is the owner/operator who, if requested, must provide a physician’s verification of his/her need for the EMD; no one else is authorized to operate an EMD on the premises.
3. EMDs must be parked inside the owner/operator’s apartment or the apartment of the resident he/she may be visiting; EMDs must not be left unattended in the hallways, stairways, or other common areas.
4. EMDs must be recharged only within the owner/operator’s apartment.
5. Pedestrians must be given the right of way at all times; ample notice must be provided before passing pedestrians in the hallways.
6. Extreme care must be taken while entering and exiting the elevators with an EMD. Owner/operators must back into all elevators. Before entering or exiting an elevator, owner/operators must be able to visually inspect the area ahead and behind them to make certain that it is clear of all pedestrians and obstructions. Owner/operators, who are unable to do this, must outfit their EMD with mirrors.
7. Owner/operators are solely responsible for all upkeep and repairs on their EMDs.
8. Owner/operators are responsible for any damage caused by their EMD in excess of normal wear and tear.
9. Management is not responsible for any damage to EMDs caused by other owners, residents or guests.

10. Use of EMDs in certain areas of the building and at certain times of the day may be restricted because of congestion in the hallways and common areas. Such restrictions will be posted separately on the bulletin board at least 24 hours beforehand.
11. If an owner/operator drives an EMD in an unsafe manner, causes injury to other residents or creates excessive damage to the property, the owner/operator may be required to provide third party verification of his/her ability to operate the EMD in a safe manner. Continued violation of this rule may result in loss of EMD privileges.
12. Under certain circumstances these rules may be further modified to reasonably accommodate the needs of individual owners.

