

**MEADOWS AT NORTH LAKE HOMEOWNERS ASSOCIATION, INC.**  
**PARKING RULES AND REGULATIONS**  
**POLICY RESOLUTION 2016 - 02**

**WHEREAS**, Article IV, Sections 1 & 2, of the Declaration of Meadows at North Lake Homeowners Association, Inc. ("Declaration"), grants an easement for the use and enjoyment of the Common Areas for each Owner; and

**WHEREAS**, Article IV, Section 2, of the Declaration subjects such easements to reasonable rules and regulations, which the Association may adopt and enforce; and

**WHEREAS**, Article IV, Section 1(d), of the Declaration provides the Meadows at North Lake Homeowners Association, Inc. ("Association"), the right to suspend an Owner's right to use the Common Areas and community facilities for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of the Association's published Rules and Regulations;

**WHEREAS**, Article V, Section 3, of the By-Laws of the Meadows at North Lake Homeowners Association, Inc. ("By-laws"), empowers the Board of Directors to provide for the care, upkeep and surveillance of the Common Areas and Community Facilities, and the promulgation and enforcement of such rules and regulations and such restrictions on or requirements as may be deemed proper respecting the use, occupancy and maintenance of the Common Areas and the Community Facilities; and

**WHEREAS**, it is the intent of the Board of Directors to establish, clarify, define, extend and enforce rules and regulations with respect to vehicular ingress and egress, and usage of all parking lots in the Common Areas and all parking spaces within the Meadows at North Lake Homeowners Association, Inc. ("Association"), and to provide for the enforcement of such rules and regulations.

**NOW THEREFORE**, the Board of Directors resolves to establish the following Parking Rules and Regulations ("Parking Rules") within the community, and these Parking Rules will supersede all such previous Rules and Regulations.

## **I. Definitions**

1. **Junk Vehicle** – A Junk Vehicle is any vehicle that is incapable of operating on public streets, roads and highways, cannot pass current Maryland State Motor Vehicle Administration inspection procedures, is inoperable, does not display current registration plates and tags, or has not been moved for a period of more than thirty (30) days.
  
2. **Unauthorized Vehicles.** Unauthorized Vehicles include:
  - i. Junk Vehicles;
  - ii. Vehicles larger than a three-quarter (¾) ton truck;
  - iii. A house trailer, boat, vessel or other watercraft, mobile home, or house, cargo or other storage trailer or other vehicle having more than two axles, more than four wheels, or designated to carry more than a three-quarter (¾) ton load, or with ladders or other equipment that extends past the body of the vehicle or whose size, including equipment, prevents the vehicle from parking in one automobile parking space or other similar machinery or equipment of any kind or character;
  - iv. Any vehicle leaking fluids or which otherwise discolors or damages any of the parking lots and spaces;
  - v. Any vehicle designed or utilized as a dump truck, uncovered refuse carrying vehicle, earth moving or construction vehicle;
  - vi. Any vehicle undergoing extraordinary repair or maintenance;
  - vii. Any vehicle designed for the transportation of or on which are loaded hazardous materials;
  - viii. Any vehicle utilizing two or more individual spaces, utilizing an individual space already in use by another vehicle or equipment, parked outside the lines of an individual space, or blocking the ingress or egress to a parking lot or individual space or driveway or parked off the pavement, grass or sidewalks;
  - ix. Any vehicle standing or parking in fire lanes or no parking zones;
  - x. Any vehicle parked in a spaced designated for handicap parking without a handicap tag or permit;
  - xi. Any vehicle double-parked, blocking another vehicle or trash dumpster;
  - xii. Vehicles without valid Association provided parking permits;
  - xiii. Vehicles displaying fraudulent parking permits (fraudulent parking permits include, but are not limited to, parking permits that have been given to people who have been denied access to parking and Owners who use more than two Reserved Parking Space parking permits); and
  - xiv. Any vehicle owned or used by an Owner whose parking privileges have been suspended.

Government, utility company, moving vans, service vehicles and/or equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any Lot or Common Area left temporarily standing in the normal course of business are not Unauthorized Vehicles.

3. **Capitalized Terms** - All other capitalized terms otherwise not defined in the Policy shall have the same definitions as provided in the Association's Declaration and Bylaws.

## **II. Reserved Parking Spaces**

1. The Board of Directors shall designate parking spaces reserved for Owners ("Reserved Parking Space").
2. Each Lot shall be assigned two (2) Reserved Parking Spaces for the exclusive use of the Lot Owner, lessee, resident or guest. The Board shall distribute two parking permits for each Lot. Annually, or as otherwise determined by the Board, the Board shall issue parking stickers which will update the validity of each parking permit.
3. The location of each Reserved Parking Space will be established and assigned by the Board of Directors, which plan may be amended or revised from time to time as the Board deems necessary.
4. Each Reserved Parking Space will be numbered and each vehicle parked in a Reserved Parking Space must display a valid Association issued parking permit, which permit number must correspond with the marked Reserved Parking Space number.
5. Each parking permit must be displayed on the front windshield of the vehicle in a way that the permit number is clearly visible from the outside of the vehicle.
6. If a Reserved Parking Space permit is lost or misplaced, the resident may obtain a replacement parking permit. A fee may be charged for a replacement Reserved Parking Space permit.
7. If the Owner assigned to a Reserved Parking Space wishes to tow a vehicle from his/her Reserved Parking Space that Owner must enter into a Limited Agency Agreement with the Association. The Limited Agency Agreement allows the Owner to act as an agent for the Association for the limited purpose of towing unauthorized and improperly parked vehicles from his/her Reserved Parking Space. Limited Agency Agreements, if approved by the Board, may be obtained from the Association's Management Agent.
8. Owners are responsible for ensuring that their Reserved Parking Spaces are free from trash and debris. Owners are responsible for snow/ice removal from their Reserved Parking Spaces.

## **III. Visitor Parking**

1. The Board of Directors shall designate parking spaces reserved for visitor parking ("Visitor Parking Spaces").
2. Subject to these rules, only authorized vehicles displaying a valid visitor parking permit may park in the Visitor Parking Spaces.
3. Each Owner must register the vehicles of visitors to obtain a visitor parking permit for the registered vehicle. The vehicle information will be placed on the visitor parking permit.
4. A visitor parking permit is only valid for a maximum of 14 days, unless an

4. A visitor parking permit is only valid for a maximum of 14 days, unless an exception is granted by the Board of Directors.
5. If a visitor parking permit is lost or misplaced, the resident may obtain a replacement visitor parking permit. A fee may be charged for a replacement visitor parking permit.
6. Visitor Parking Spaces are available on a first-come, first-served basis and the issuance of a parking permit does not guarantee the right to park or that spaces will be available.

#### **IV. General Parking Rules**

1. These General Parking Rules are applicable to all Common Area parking spaces, including both Reserved Parking Spaces and Visitor Parking Spaces.
2. Only authorized vehicles with valid Association issued parking permits may be parked in Common Area parking spaces. An authorized vehicle shall include any licensed, conventional passenger vehicle, motorcycle, and any other vehicle not considered a Junk or Unauthorized Vehicle as defined in these Parking Rules.
3. The violation of these Parking Rules by an invitee, Lessee or resident of an Owner shall also be a violation by the Owner.
4. Owners of vehicles will be held liable for all costs to repair damages to Common Areas caused by negligence, repair operations on the vehicle or storage of any combustible, dangerous or otherwise hazardous material on Common Areas (regardless of the type of container).
5. Any unlicensed person is prohibited from operating any motor vehicle on Common Area property.
6. The dumping of motor oil and other petroleum products into the storm sewers is prohibited. Such action is a direct violation of the State Water Control Law and may lead to civil penalties and clean-up costs for the responsible person(s).
7. Vehicles shall not exceed posted speed limits.
8. All vehicles (including motorcycles) shall be parked in designated parking spaces only and shall not under any circumstances extend into the Common Areas, other parking spaces or otherwise interfere with vehicle ingress and egress. Vehicles in violation of this rule shall be subject to immediate towing.
9. The Owners and users of vehicles towed by the towing company for violations of the Parking Rules are responsible for all towing fees, damages to the towed vehicles incident to towing and all other fees and expenses arising out of the tow.
10. The Board of Directors shall have the ability to enforce these Parking Rules by towing as well as any other mechanism for enforcement as provided by the Declaration, By-laws, Rules and Regulations and Maryland and County law.
11. All vehicles should be locked and valuables shall not be left in plain view. The Association will not be responsible for theft or damage to vehicles parked in the Common Area parking areas or property stolen from vehicles.
12. The Association will not be held responsible for damage to towed vehicles that are towed in violation of the Parking Rules.
13. Owners are responsible for advising their visitors/guests about the Parking Rules and to arrange parking in Visitor Parking Spaces, if applicable.

