

## HABITAT 1, SECTION B CONDOMINIUM

POLICY RESOLUTION NO. \_\_\_\_\_

### **PARKING RULES AND REGULATIONS**

#### **INTRODUCTION**

On this 1st day of May, 2008, these rules and regulations have been duly adopted by the Board of Directors of Habitat I, Section B Condominium (the "Condominium") to regulate common element parking within the Condominium. These rules and regulations have been adopted and approved pursuant to the authority granted to the Board of Directors of the Condominium by Section 11-111 of the Maryland Condominium Act (the "Act") and Article VII, Section 9(g) of the Condominium's Bylaws. These parking rules and regulations supercede all previously adopted rules and regulations concerning parking within the Habitat I, Section B Condominium.

#### **1. GENERAL REGULATIONS**

1.1. It is the responsibility of each unit owner (and his or her tenant(s) or licensee(s)) to fully comply with these rules and regulations. Unit owners (and their tenants or licensee(s)) will be responsible to communicate and properly instruct all tenants, licensees, visitors, guests, family members, tradesmen, callers and others who may have legitimate reasons for access or cause to be on the property, regarding the operations and effect of these rules and regulations.

1.2. Unit owners who lease, license, or rent their units to others are ultimately responsible for the actions of said tenants. The unit owner must include in and attach to all leases (executed 30 days after the effective date of these rules and regulations), a copy of these rules and regulations. Any assignment made under this section to such tenants will only be effective during the term of the lease or license and must be renewed upon renewal or execution of a new lease or license. NO assignment will be effective until the unit owner files a confirmed copy of said lease or license with the Board or its Managing Agent. A violation of these rules and regulations by a tenant shall be deemed a default under the lease.

1.3. The Board shall be authorized, in the manner and to the extent permitted by law and the governing documents of the Condominium to enforce these rules and regulations, and may call upon the service of municipal law enforcement agencies to assist in achieving compliance or may use the services of qualified towing services to remove any vehicles which may be in violation.

2. **PERMITTED PARKING:** Parking of motor vehicles will be permitted on Condominium property only at the following locations.

2.1. Designated Parking Areas: Vehicles may be parked only on designated parking areas within the Condominium.

3. **PROHIBITED PARKING:** Parking of motor vehicles is prohibited in all other locations with the Condominium, including:

3.1. **No Parking Areas:** Parking is prohibited in all of the locations within the Condominium which are designated by signs or yellow street markings as "NO PARKING" for various safety reasons such as fire lanes or snow emergency areas. A snow emergency will exist for this purpose when so declared officially by the Anne Arundel County Government.

3.2. **Access areas:** Parking is prohibited in front of walkways and private driveways, within 30 feet of a stop sign, within 20 feet of a crosswalk at an intersection, or within 15 feet of fire hydrants. Parked vehicles should not restrict access to garages, driveways, streets, or pedestrian traffic.

3.3. **Other community properties:** No motor vehicles will be permitted to park or operate on greenspaces or sidewalks within the Condominium, except for emergency or maintenance vehicles. These restrictions apply to all motor vehicles including "off-the-road" vehicles (as defined in Article 27, Section 578 of the Maryland Code).

3.4. **Prohibited Vehicles:** No commercial vehicle (including vans used for commercial use and vehicles displaying commercial signage), truck (as defined by the Maryland Department of Motor Vehicles and/or by common usage and practice, not including light pick-up trucks of three-quarter (3/4) ton capacity or less used for non-commercial purposes), unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria), trailer, mobile home, camp truck, house trailer, recreational vehicle, boat or other similar vehicles, machinery or equipment of any kind or character (not including such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and any equipment and machinery as the Board of Directors may require in connection with the maintenance and operation of the Condominium) shall be kept upon any portion of the Condominium (except for bona fide emergencies). Except for parking in garages, no vehicle parked within the Condominium shall be covered.

3.5. **Hang tags required:** All passenger vehicles parked on Habitat I Section B property **must** display a parking hang tag from the rearview mirror of the vehicle. Replacement cost for lost or stolen hang tags is \$12.

3.6. **Piggyback parking strictly prohibited:** **Only one vehicle may be parked in front of the garage.** Piggyback parking is strictly prohibited because of the safety and navigational problems it creates for first responders and other emergency vehicles accessing the courts. Because of limited parking, residents are strongly encouraged to park one vehicle inside their garage. Overflow parking is available on Reed Drive for vehicles displaying a Habitat parking hangtag. All other vehicles must park on Holly Hill Lane or Tilghman Drive.

#### 4. ENFORCEMENT PROCEDURES

4.1. The Board shall be responsible for enforcing these rules and regulations. In fulfilling its obligation to enforce these rules the Board may enlist the assistance of its managing agent and/or such other agents (such as a towing contractor). Unit owners or residents who observe a violation or wish to lodge a complaint should contact a Board member or its Managing Agent, and make such complaint in writing. Any vehicle found to be parking in violation of these rules and regulations may be immediately towed from the property at the expense of its owner and without prior warning.

4.2. Towing violations: Without limiting the generality of Section 4.1 of these rules and regulations the following violations will result in immediate towing without warning.

1. Vehicles threatening the safety of the condominium residents, including but not limited to parking in designated firelanes.
2. Vehicles blocking or improperly impeding access to any portion of the general common elements.
3. Prohibited vehicles which shall include commercial vehicles, inoperable or unlicensed vehicles and covered vehicles.
4. Piggyback parking as described in section 3.6.
5. No unit owner nor any guest of a unit owner may park in the common area drive way directly in front of another unit owner's garage door without the unit owner's prior permission.
6. Vehicles not displaying a hang tag issued by Habitat I, Section B, even when parked on common driveway directly in front of garage door.

4.3. The Board may fine a violator of these rules and regulations up to \$25.00 for each one-time violation. A second violation of the same provision of these rules and regulations shall subject the violator to a \$50.00 fine for each violation. The Board may fine a violator of these rules and regulations up to \$10 per day for each continuing violation.

4.4. Prior to instituting the procedures necessary to levy a fine under Section 4.3, the Board or its Managing Agent shall within ten (10) days after learning of the alleged violation, give a written warning to the violator setting forth the provision of these rules and regulations applicable, and the action necessary to come into compliance with these rules and regulations. Whether or not the Condominium exercises its right to tow a vehicle, the Board of Directors may notify the violating unit owner of the violation and of the Condominium's intent to hold a

hearing and impose sanctions against the unit owner as set forth in Section 11-113 of the Maryland Condominium Act (the "Act"). Any due process hearing held, decision rendered, and sanction imposed shall be performed in accordance with the Act. Sanctions by the Board may include the assessment of fines in the amount specified under Section 4.3. Collection of fines may be enforced against the responsible unit owner as if the fines are a common charge owed by that unit owner. In addition to any other remedies provided by the Condominium's governing documents and/or applicable law, in the event of a failure by a unit owner to pay any fine assessed within thirty (30) days of written notice of the fine having been given to a unit owner, the Condominium may initiate a lawsuit against the unit owner for failure to pay the fine. If a lawsuit is filed the Condominium may recover its costs and expenses, including reasonable attorney's fees incurred in connection with the initiation of such legal action.

**BOARD OF DIRECTORS OF HABITAT  
I, SECTION B CONDOMINIUM**

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