

PARKING RULES FOR VILLAS II CONDOMINIUM

1. Responsibility of residents to enforce and adhere to Villas II Condominium parking rules - It is expected that residents of Villas II will have the primary responsibility for adhering to Villas II Condominium’s parking policies and assuring that visitors are made aware of these policies and park in the appropriate designated areas.

2. The speed limit within Villas II is 15 miles per hour - The speed limit for the community was established to keep our community safe, quiet, and peaceful. Residents are expected to adhere to this speed limit for the benefit of all.

3. No “on street” parking allowed - On street parking is prohibited, whether resting partially or entirely upon the curbing or sidewalk of any interior roadway within the Villa II condominium property as the streets are narrow and curb parking is considered a safety hazard and an obstruction to the flow of traffic. A vehicle may briefly “stand” on a roadway and parallel to the curbing from time to time to load and unload or perform community or home maintenance services. Vehicles standing or temporarily parked shall be positioned to permit, to the extent possible, the unobstructed flow of traffic through and over the roadway.

4. Visitor parking spaces are provided by Villas II for use by non-residents. Visitor parking spaces consist of all parking bays and/or marked spaces in Villas II that are not in a driveway or garage. Visitor parking spaces are intended to provide temporary overflow parking from driveways when residents have guests, visitors, or service personnel providing maintenance and repairs. Owners/residents are responsible for guiding guests to park in visitor parking spaces. Vehicles parked in visitor parking should not use more than one parking space per vehicle.

Visitor parking spaces may not be occupied by a visitor or guest for more than ten (10) days, either continuously parked or daily parked.

Resident-owned or operated vehicles are not permitted to be parked or stored in areas designated as Visitor parking. Households with more vehicles than can park in their garage and driveway should park excess vehicles outside Villas II on Dried Earth Blvd, in accordance with SOCA Parking Policy.

5. Areas designated as Visitor Parking should not be used during periods of snow - The areas designated for Visitor parking are expected to be used for placing snow removed from driveways and streets. Therefore these areas should not be used when snow is expected or during periods of snow as parked cars may be blocked in and encounter difficulty in leaving. Vehicle owners will be responsible for any damages that may occur to a vehicle as a result of parking a car in Visitor parking when snow removal operations are expected or in process.

6. Exceptions to Visitor Parking Limits – It is the intent of the Villas II Condominium Board that the use of visitor parking spaces for “guests only” be strictly enforced but also give consideration to the convenience of our residents where possible.

- a. Residents may request approval from the Villas II Condominium Board to extend their visitor's use of Visitor parking beyond the initial ten days stated above. If approved, the Villas II Condominium Board may issue a pass to be prominently displayed on the vehicle's dash board for a specific period of time based on the circumstances of the individual situation.
- b. Residents may request Board approval to temporarily use Visitor parking for their own vehicle(s) because of construction or maintenance activities on their home that may prevent them from using their garage and driveway. In these instances residents should avoid using the visitor parking areas on weekends and during holiday periods when there may be a significant number of visitors in the community.
- c. Residents may request Board approval to use Visitor parking for other reasons
- d. Residents whose circumstances require them to park in areas other than their garage and driveway for longer than ten days or on a reoccurring basis should use Dried Earth Blvd.

7. Violators of Visitor Parking Rules May be Fined - Vehicles inappropriately parked in visitor designated spaces will be identified with a "Policy Violation Notice" placed on the vehicle's windshield. These notices will advise residents to "cease and desist" from parking in spaces designated as "Visitor Parking only". The notices will identify (1) State of the vehicle's registration, (2) License plate number, and (3) Date of violation, and indicate that the vehicle must be removed immediately.

Vehicles not removed within 10 calendar days of date of the Policy Violation Notice will be subject to a fine of \$20. Vehicles receiving more than two "Policy Violation Notices" in a calendar year will be fined \$75 dollars for each subsequent violation. Fines assessed must be paid within 30 days of the assessment of the fine.

Additionally, payment of fines imposed as a result of the Villas II Condominium's parking policies may be enforced by the imposition of a lien on the residents unit in accordance with the provisions of the Maryland Contract Lien Act. However, prior to the imposition of actions or liens a hearing will be held by the Villas II Condominium Board with the resident to discuss the circumstances of the violation.

8. Hearing before Villas II Condominium Board of violations and fines - a written notice will be provided by mail to the resident in violation of the Villas II Condominium's parking rules stating that a hearing before the Villas II Condominium Board in executive session, pursuant to this notice, will be provided to the resident to discuss the violation. The Notice will state the nature of the violation, time and place of the hearing, the proposed action(s), and offer the resident an opportunity to attend the hearing and present a statement, evidence, or witnesses on his or her behalf. Residents are discouraged from seeking relief from Board decisions predicated solely on the lack of adequate parking space in their garage and driveway as those circumstances will not be looked at favorably by the Board. A written record of the hearing will be maintained in Board minutes, and will document that proper Notice of the Hearing was provided and an opportunity was afforded to the resident to be heard.