

SNOWDEN OVERLOOK COMMUNITY ASSOCIATION, INC.

POLICY RESOLUTION NO. 2015 - 0928

PARKING REGULATIONS

WHEREAS, Article V, Section 5.18(a) of the Bylaws for Snowden Overlook Community Association, Inc. (respectively, "Bylaws" and "Association") gives the Community Board the power to adopt and publish rules and regulations governing the use of the Community Common Area, including any improvements and amenities located thereon, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;

WHEREAS, Article V, Section 5.2.16 of the Declaration states that in the event of a breach of any of the Community Association Rules, the Community Board shall have the right to enforce the obligations of each Owner to obey and comply with this Declaration and such Community Association Rules in any manner provided by law or in equity, including, but not limited to, suspension of the Owner's right to use the Community Common Area facilities;

WHEREAS, Article IX, Section 9.2.7 (b) and (d) of the Declaration states that no Recreational Vehicle, Large Truck or Commercial Vehicles, except Commercial Vehicles serving any Condominium Unit while providing maintenance, repair or installation services, shall be permitted to be stored on any Community Common Area or Condominium Common Element in Snowden Overlook;

WHEREAS, Article IX, Section 9.2.7 (c) of the Declaration states that no inoperable vehicles shall be parked or stored anywhere in Snowden Overlook;

WHEREAS, Article IX, Section 9.2.7 (e) of the Declaration states that no automobile or other Vehicle shall be constructed, restored or repaired on a Condominium Common Element or Community Common Area other than minor repairs such as oil, filter, battery, belt, wiper, light and tire changes, or emergency repairs which cannot be performed elsewhere;

NOW, THEREFORE, BE IT RESOLVED that the following policy resolution regarding parking be adopted by the Community Board:

I. General Parking Rules

- A.** Unless otherwise assigned to an Owner for his or her use, all Community Common Area parking spaces shall be used on a first come, first-served basis in accordance with provisions herein.
- B.** Parking in the clubhouse parking lot is permitted *only* by those attending events at the clubhouse or pool. Parking in the clubhouse parking lot for any other purpose or overnight is strictly prohibited and shall be subject to towing unless the resident has obtained the prior approval of the Association's Managing Agent.

II. Unapproved Vehicles

A. Residents may not park the following vehicles visibly within the Association:

1. Commercial vehicles, including any automobile, truck or van with commercial paraphernalia or equipment attached such as ladders or pipes used and/or designed principally for commercial, business or industrial use, including taxicabs, limousines, buses or any other vehicle that displays a commercial logo, sign, letters, numbers, advertising, message or identification.
2. Recreational vehicles, including any boat, boat trailer, camp truck, camp trailer, pop-up campers/tent trailers, golfcart, house trailer, horse trailer, trailers or semitrailers used for transporting wave runners, jet skis, motorcycles, personal watercraft or snowmobiles, recreational bus or similar vehicle, motor home, mobile homes, camper van or all-terrain vehicle (ATV), dirt bike, dune buggies or other powered or unpowered vehicle designed primarily for use for sports or recreational purpose, as opposed to conventional passenger use.
3. Inoperable vehicles, including any commercial, recreational or other vehicle which lacks current, valid registration plates, would not pass any applicable state inspection, has a malfunction of an essential part required for the legal operation of the vehicle or any vehicle which is partially or totally disassembled as a result of the removal of tires, wheels, engine, or other essential parts required for legal operation of a vehicle.
4. Large Trucks, including any truck or van more than 24 feet long or which has a capacity exceeding three-quarters ton.
5. Abandoned vehicles left unmoved in an unassigned parking space for more than 30 days, unless the owner provides written notice to the Board in advance that he or she will be away and unable to move the vehicle for a period greater than 30 days. In cases where a violation is committed, the Association will have the vehicle towed 48 hours after posting notice on the vehicle that the vehicle will be towed.
6. Other equipment and machinery to include agricultural, industrial, construction or similar machinery or equipment.
7. Trailers of any kind, including but not limited to car carriers and U-Hauls.

III. Restrictions

- A.** Residents may not use the parking areas for any purpose other than vehicular parking. No personal property may be stored in the parking areas. Residents may

park vehicles only in designated parking spaces and areas. All unapproved vehicles are prohibited from the parking spaces except when picking up or delivering passengers or merchandise or during the performance of work or services at the location, including move-ins and move-outs, but such unapproved vehicles shall not occupy any parking spaces within the Community Common Area beyond a twenty-four (24) hour period.

- B.** Residents may not park vehicles in fire lanes or no-parking zones. Any vehicle parked in violation of the established parking policy or in such manner that it blocks one or more vehicles and prevents ingress and egress or parked in a posted Fire Lane shall be subject to immediate towing at owners expense by the Association, Police and/or Fire Department.
- C.** Major repairs or maintenance to vehicles or painting of vehicles, is not permitted in public view, except that repairs or maintenance of a minor nature, such as the repairing of a flat tire or the re-charging of a dead battery, are permitted.
- D.** No motor vehicle shall be suspended off the ground, on blocks or supports of any kind, for either maintenance or storage.
- E.** The dumping, disposal or leak of oil, grease, or any other chemical residual substance, or any substance or particles from holding tanks of any vehicles, is not permitted within Snowden Overlook.
- F.** No use, storage or disposal of hazardous, toxic or contaminated materials which are regulated by any Federal, State or Local agency shall be stored, placed or used on the Community Common Area or stored in an excessive amount within the interior of a vehicle located on the Community Common Area.
- G.** The parking of any vehicle or portion thereof, including motorcycles, on any sidewalk, or common grounds of the community is strictly prohibited.
- H.** Residents may not park vehicles in any manner which impedes the normal flow of traffic, blocks any mailbox, or prevents ingress and egress of any other vehicle to adjacent parking spaces or the open roadway.
- I.** No vehicle may be parked in a manner that it extends beyond the parking lines or crosses over the parking lines.
- J.** Residents may not park any vehicle perpendicular to the marked parking spaces.
- K.** Residents may operate vehicles only on the paved roadways of Snowden Overlook.

- L. All vehicles on the Association's property must be operated by a person with a proper operating license.
- M. All Owners must ensure that their family members, tenants, visitors, and/or contractors comply with these rules and regulations. If you are a landlord and your tenant is towed because you did not make them properly aware of the parking policy, the Association shall not be responsible for any damages, injuries and causes of action arising out of the towing of such tenant's vehicle.
- N. When the Maryland State Police have declared a snow emergency, vehicles cannot be parked in areas which have signs prohibiting the parking of vehicles during snow events.
- O. Exceptions to these restrictions may be granted by the SOCA board of directors through the managing agent.

IV. Enforcement

- A. **Violations Subject to Immediate Towing.** Any vehicle (a) parked inside a hatched paved area at a fire hydrant, or in a designated fire lane, (b) parked perpendicular to the marked parking space or on a grassy area, (c) impeding access to sidewalk ramps or mailboxes or (d) constituting a safety hazard, shall be subject to immediate removal without notification to the owner of the vehicle. Upon request by residents, brief exceptions may be granted by association management to accommodate move-ins or move-outs when necessary.
- B. **Violations subject to notice before towing.** Any violation of this policy related to (a) occupying more than one (1) parking space or (b) extending beyond the parking lines shall result in the posting of notice on the vehicle that the vehicle will be towed in 48 hours if the violation isn't corrected. The Board will consider requests for short term parking which results in a vehicle taking more than one space or extending over the lines. However, prior approval must be obtained from the Board before parking in this manner to be in compliance with the policy.
- C. **Violations subject to warning.** Any violation of the provisions of this policy relating to storing a portable crate or other container in a visitor parking space, or the parking of commercial, recreational or inoperable vehicles in the community, etc. will result in a warning citation being issued. Upon any repeat violation of a similar infraction, the Owner will be provided with a notice of violation, which will result in the initiation of an enforcement action in accordance with the Association's Due Process Procedures, which may include suspension of an owner's right to park a vehicle on the common area.
- D. Individual owners shall report any possible violations of this policy in writing to either the managing agent of the Association, the designee of the Board of Directors or the Police Department as appropriate.

- E. The Association reserves the right to exercise all other powers and remedies provided by the Association's governing documents or the laws of the State of Maryland and Howard County.
- F. Nothing contained herein shall preclude the Board of Directors from seeking injunctive relief for any other remedy available to it in a court of equity. If the Association enforces this resolution through any form of arbitration or legal action, the offending Owner shall be responsible for all expenses and/or attorneys' fees incurred by the Association in enforcing the provisions of this Policy.
- G. The Association assumes no responsibility for the provision of any security service to protect vehicles parked in the parking areas, and it disclaims responsibility for any damage to any vehicle parked or operated on Association Property. All Owners and Residents agree to indemnify and hold harmless the Association and its directors, officers, committee members, and agents against any claims arising out of the towing of a vehicle.

This policy replaces and supersedes all previous parking policies. Invalidation of any of these paragraphs or sections by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

This policy resolution is adopted this 28th day of September, 2015. The effective date of this policy resolution is October 29, 2015.

SNOWDEN OVERLOOK
COMMUNITY ASSOCIATION, INC.



President

SNOWDEN OVERLOOK COMMUNITY ASSOCIATION, INC.

**POLICY RESOLUTION NO. 2015 -
PARKING REGULATION
RESOLUTION ACTION RECORD**

Duly adopted at a meeting of the Board of Directors held September 28, 2015.

Motion by: Karen Paciarelli

Seconded by: Bob Brady

VOTE:

	YES	NO	ABSTAIN	ABSENT
Lou True	X			
Mark Bloom	X			
Karen Paciarelli	X			
Bob Brady	X			
Kit Jones				X

ATTEST:


Secretary


Date

Resolution effective: September 28, 2015