

PLANTATIONS TWO COMMUNITY ASSOCIATION, INC.

Policy Resolution No. 2020-1

PARKING RULES FOR TOWNHOUSE AREAS AND COMMUNITY COMMON AREAS

WHEREAS, Article II, Section 4 of the Declaration of Covenants, Conditions and Restrictions for the Plantations Two Community Association, Inc., (hereinafter the "Association") provides that every Townhouse Lot shall be entitled to not more than two automobile parking spaces which shall be as near and convenient to each Lot as reasonably as possible, and provides that the Association shall permanently assign at least one parking space for each Townhouse Lot; and

WHEREAS, Article VIII, Section 11 of the Declaration for the Association states that no commercial truck, commercial bus, or other commercial vehicle of any kind, or any boat, boat trailer or recreational vehicle shall be permitted to be kept on the properties; and

WHEREAS, Article VIII, Section 12 of the Declaration for the Association states that no motor vehicle repairs shall be conducted on the properties; that no unlicensed vehicle may remain on the properties for more than seventy-two (72) hours; and that no commercial truck, commercial bus, or other commercial vehicle of any kind, or any boat, boat trailer or recreational vehicle shall be permitted to be kept on the properties; and

WHEREAS, Article VIII, Section 1 of the Bylaws for the Association states that the Board of Directors shall have authority to adopt and publish rules and regulations pertaining to the use of the Common Areas and facilities in the community; and

WHEREAS, all of the parking areas in the Townhouse section of the Association are common areas owned by the Association and are therefore subject to the Rules and Regulations that may be adopted by the Board of Directors of the Association; and

WHEREAS, the Association has previously assigned one parking space to each of the Townhouse Lots in the community, but since many of the Townhouse residents park more than two vehicles in the parking areas, many of the Townhouse residents have been prevented from parking two vehicles in the parking areas to which they are entitled; and

WHEREAS, the Board of Directors deems it in the Association's best interest to adopt this Resolution assigning two spaces to each of the Townhouse Lots, as a means of guaranteeing that each of them will have the use of two parking spaces in the Association and to implement and clarify the parking rules and related sanctions for parking in the

Townhouse section of the Association; and

WHEREAS, this Rule was adopted at an open meeting of the Board of Directors and the members were provided notice of said meeting at least seventy two hours prior to the day of the meeting, as required under Article III, Section 1 of the By-Laws for the Association and Section 11B-111 of the Real Property Article of the Maryland Annotated Code.

NOW THEREFORE, it is resolved that the following Rules are adopted pertaining to parking and the operation of motor vehicles in the Townhouse areas of the Association (i.e. White Pillar Terrace and Melrose Square Way).

- 1.101 Speed Limit Obedience Required. No person shall drive any vehicle at any speed in excess of 15 miles per hour.
- 1.102 Traffic Control Obedience Required. The driver of any vehicle, unless otherwise directed by a police officer, shall obey the instructions of any traffic control device.
- 1.103 Negligent Driving Prohibited. No person shall drive any vehicle in a careless or imprudent manner that endangers any property or the life or well-being of any individual.
- 1.104 Vehicle Noise Prohibited. No person shall drive any vehicle in any improper manner intended to cause skidding, spinning of wheels or excessive noise.
- 1.105 Vehicle Repair Prohibited.
 - A. No person shall make any repair of, nor perform maintenance on any vehicle on any common area in the Association except as specifically allowed.
 - B. The following maintenance actions may be conducted, but only by residents or their contracted licensed auto repair company (such as AAA):
 - car washing, polishing and interior vacuuming
 - tire rotation and repair of flat tire(s)
 - air filter and spark plug replacement
 - checking and topping off of engine fluids
 - jump starting and battery replacement

- lamp(s) and fuse replacement
- wiper blade replacement
- windshield/glass replacement by an authorized dealer only

C. No person shall permit the discharge of any vehicle fluid (including, but not limited to gasoline, oil, or antifreeze) on any common area, driveway, or parking areas (including the community pool parking lot).

1.106 Vehicles Prohibited. No person shall park any of the following vehicles on any common area of the Association:

A. Any inoperable vehicle; or

B. Any vehicle on which current registration plates are not displayed; or

C. Any recreational vehicle including, but not limited to a:

- motor home; or
- camper; or
- truck camper; or
- house trailer; or
- boat; or
- other trailer; or

D. Any truck or van type vehicle with:

- more than 4 wheels or two axles;
- a width greater than 7 feet as determined by the widest points be it, fenders, bumpers, or tires
- framework beyond a standard luggage or ski rack
- framework for carrying ladders, shovels, pipes, or utensils that extend beyond the length of the vehicle
- ladders, tools, etc. stored on a vehicle that extend beyond the length or width of the vehicle
- tool chests past the bed line of the vehicle
- a bumper height greater than 20 inches for cars and SUVs or 28 inches for trucks measured from the bottom point of the bumper excluding bumper guards or catches
- devices for and including snow plows or blades
- additions higher than the cab excluding lights, antennas, and luggage, ski racks, or tool racks.

E. Any commercial vehicle, except for a period of time necessary to perform the business purpose of such vehicle. The Association defines any vehicle with a rated capacity of over one ton or with a cargo (non-passenger) area with dimensions that exceed seven feet wide, ten feet long and/or seven feet high from the ground conclusively as a commercial vehicle. Sedan type police, fire, and rescue vehicles displaying city, county, or state insignia are not commercial vehicles.

F. Any of the following miscellaneous vehicles:

- Bus; or
- All-Terrain Vehicle (ATV); or
- Tractors; or
- Mechanical Equipment of any kind.

1.107 Inoperable or Abandoned Vehicles. No inoperable, disabled, abandoned or unregistered motor vehicles of any type shall be stored or parked on any common elements or driveways in the Association. Any vehicle shall be conclusively assumed inoperable or abandoned if they remain unmoved for a period of seven (7) consecutive days unless prior written consent is received from the Board of Directors. Any vehicle found to be in violation of this rule shall be tagged for five (5) days, after which it shall be removed from the Association property at the owner's risk and expense.

1.108 Assignment of Parking Space Use:

A. Two Spaces Per Unit. Each townhouse owner shall be entitled to the use of two parking spaces in the townhouse parking areas of the Association, which shall be used exclusively for the parking of motor vehicles and shall not be used as a storage facility or for such other use that will prevent the parking of a motor vehicle in such space at any time.

B. Assigned Spaces. The Association shall assign two reserved parking spaces to each of the townhouse lots in the Association. The assigned spaces shall be for the use of the owner, tenant, guest or invitee of the home to which they are assigned, and anyone parking in said space who is not the owner, tenant, guest or invitee of the home to which they are assigned may have their vehicle towed from the space by a licensed towing company hired by the Board to enforce the parking and towing rules for the community. The owner of the property to which the space has been assigned must contact the towing company for the Association and verify, in writing, that the vehicle in their assigned

space is not authorized to park there. All costs of towing and impoundment shall be the sole responsibility of the vehicle's owner.

- C. In assigning these spaces, the Board will endeavor to assign one space to each of the townhouse lots as close to the townhouse to which it is assigned as is reasonably possible. The Board will also attempt to locate the second space as close as practical, but given the limited spaces on White Pillar Terrace and Melrose Square Way, the second space might not be located next to the first assigned space.
 - D. Marking of Assigned Spaces. The Association, at common expense, shall mark each assigned parking space with an appropriate designation which is sufficient to denote the home to which the use of the space is assigned. All spaces for which the specific use of a home has not been assigned, shall be designated "VISITOR".
 - E. The Association hereby assigns, to the respective Townhouse Lots, use of the parking spaces shown on the attached parking layouts (Exhibit A and B). These parking layouts will become final on September 21, 2020, when this Rule, along with the final parking layouts, will be submitted to the HOA Depository in the Circuit Court for Montgomery County.
 - F. In making these assignments, the Association is in no way conveying ownership of the parking space to any homeowner, and the Board specifically reserves the right to designate and re-designate parking spaces to the extent necessary, at the sole discretion of the Board.
- 1.109 Visitor Parking. Short term use of the designated townhouse visitor spaces for non-resident vehicles is allowed. Additional short-term parking is also available to visitors in the community pool parking lot. Short-term parking in a designated townhouse Visitor space is limited to 72 hours.
- A. Visitor spaces will be marked as visitor spaces. Any vehicle owned by a resident should not be parked or stored in a visitor space long term or it may be subject to towing from the property. Residents parking in a designated Visitor space for more than 72 hours are subject to towing.
 - B. If a resident receives more guests than spaces available (visitor or resident's spaces), the cars belonging to the additional visitors must be parked outside the townhouse area. Any guests parking in non-visitor spaces are subject to towing.

1.110 Additional Parking Rules.

- A. No vehicle shall be parked in any of the following areas:
- over any sidewalk (meaning that the *wheels* of the vehicles may not be parked on the sidewalk area. The front or rear of the vehicle, however, may overhang onto the sidewalk, provided no portion of the wheels are located within the sidewalk); on any grassy/turf area or open space or roadway portion of Common Areas;
 - in any fire lane or along fire lanes
 - on the roadway side of any other vehicle that is stopped or parked at the edge or curb of a highway (i.e., “double parked”);
 - along yellow curbs or on county road adjacent to where the curb is painted yellow or adjacent to or between where “No Parking” signs are posted;
- B. It is the responsibility of the homeowner to inform their residents, tenants, visitor(s) and guest(s) of the Association’s parking rules and regulations.
- C. It is the responsibility of each person parking within the Association to also know and act in accordance with the parking laws and regulations of Montgomery County and the State of Maryland, which may be amended from time to time, and the Association’s rules.

1.111 Community Swimming Pool Parking Lot: All Community Homeowners or Residents are allowed to use the community swimming pool parking lot for overflow or guest parking under the following conditions:

- A. Vehicles can only park short-term. Short-term is hereby defined as a period no more than 7 consecutive days without being moved.
- B. No vehicle shall be parked long-term without written permission from the HOA Board of Directors.
- C. No vehicle shall be allowed to be left permanently or stored at the pool parking lot.
- D. Sections 1.105., 1.106., 1.107., 1.110., and 2.101 of this Rule all apply to vehicles parking in the pool parking lot.
- E. Also note that the pool parking lot is not plowed or treated for snow and ice.

2.101 Penalties & Enforcement.

A. Action by the Board. Any violation of the foregoing terms may result in the towing of the offending vehicle, at the sole cost of the Owner.

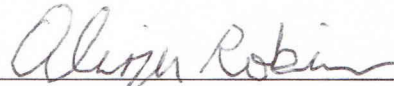
- Plantations Two shall have a sign posted at the entrances to White Pillar Terrace, Melrose Square Way and the Pool Parking lot summarizing these parking restrictions pursuant to Section 30C-5 of the Montgomery County Code. The number of the towing company shall be available on the sign posted at the entrances to the streets and pool parking lot.
- The Plantations Two Community Association, Inc.'s Board of Directors, or its designee, maintains the authority to determine if a vehicle should be towed. Detailed towing procedures, regulations and guidelines will be developed in accordance with Chapter 30C-5(b)(4) of the Montgomery County Code, as may be amended, and our contracted towing company. The towing procedures will be provided to all townhouse owners and residents.

B. Complaints by Owners/Residents. Any resident with a complaint concerning illegally parked vehicles or other violations of these parking rules, may exercise any of the following options:

- Contact the operator of the illegally parked vehicle directly and request that the vehicle be removed;
- If a car is parked in a resident's assigned space, the resident may contact the towing company used by the Association and submit a written request to tow the offending vehicle. However, please understand that all current Montgomery County towing ordinances are applicable to towing from a reserved space.
- For abandoned vehicles or other parking violations regarding Visitor Spaces or the Community Pool Parking lot, submit a formal written notice to the Board to review or take any necessary action.

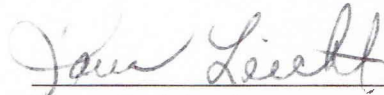
C. Through Local Authorities. These Rules in no way limit and/or replace any action that may be pursued by State/Local authorities. Any action or fees or fines imposed by the State/County for parking or vehicular-related violations, are unrelated to the affairs of the Association. Owners shall deal with all such matters directly with the State/County.

Adopted by the Board of Directors of the Plantations Two Community Association, Inc., on this 20th day of August, 2020.



Aliza Robin, President, Board of Directors
Plantations Two Community Association, Inc.

This is to certify that a meeting of the Board of Directors for the Plantations Two Community Association, Inc. was duly called on August 20, 2020, and a majority of the Board voted in favor of this policy at the time of said meeting. Furthermore, the residents of the Association were forwarded a copy of the proposed policy and notice of the proposed meeting at which the policy would be adopted, along with notice that they were permitted to comment on the proposed policy at least seventy-two hours before the meeting.



Karen Leicht, Secretary, Board of Directors
Plantations Two Community Association, Inc.