

10/25/02

Table of Contents

Section I -	INTRODUCTION.....	2
 RULES FOR PARKING AND TRAFFIC CONTROL ON THE MARYLAND FARMS CONDOMINIUM		
Section II -	COMPLIANCE.....	4
Section III -	REGISTRATION AND PARKING PERMITS.....	4
Section IV -	PARKING POLICIES, RULES AND REGULATIONS.....	5
	A. Common Elements, Reserved, Guest and Temporary Parking	
	B. Prohibited Vehicles	
	C. Restrictions and Prohibitions	
Section V -	VIOLATION OF RULES, REGULATIONS, BY LAWS, AND DECLARATION.....	8
	A. Reporting a Violation	
	B. Penalties and Fines	
Section VI -	VIOLATIONS WHICH MAY RESULT IN TOWING OF A VEHICLE <u>WITHOUT A NOTICE</u>	9

10/25/02

POLICY RESOLUTION 02-06

MARYLAND FARMS COMMUNITY SERVICES ASSOCIATION, INC.

A JOINT RESOLUTION OF THE COMMUNITY SERVICES ASSOCIATION, INC.
AND
PHASE I, PHASE II AND PHASE M

Section I - INTRODUCTION

A Resolution pertaining to the Parking of Vehicles on the Maryland Farms Condominium.

WHEREAS, Article XIII, Section 1, of the By-Laws of Phase I, Phase II, and Phase M, the Maryland Farms Condominium Corporations provides that the Board of Directors of the said Corporations may regulate parking and traffic control on the Condominium; and,

WHEREAS, Resolution delegating duties to the Maryland Farms Community Services Association, Inc., Board of Directors has been duly adopted by Phase I, Phase II, and Phase M Corporations authorizing the Maryland Farms Community Services Association, Inc., Board of Directors to act in their behalf and,

WHEREAS, Article V, Section 3 (d) of the By-Laws of the Maryland Farms Community Services Association, Inc. authorizes the Board of Directors to promulgate and enforce rules and regulations and restrictions on or requirements as may be deemed proper respecting the use, occupancy and maintenance of the Condominium and the use of the general and limited common elements as are designated to prevent unreasonable interference with the use and occupancy of the Condominium and of the general and limited common elements by the members, all of which shall be consistent with the law and the provisions of the By-Laws and the Master Deed.

WHEREAS, there is a need to adopt a Community-wide parking and traffic regulation program that shall apply consistently to all parking areas and traffic on the Condominium.

BE IT RESOLVED THAT:

"The attached Rules for Parking and Traffic Control on the Maryland Farms Condominium, assigning one (1) reserved parking space per residential unit with unassigned spaces being available on a first come first serve basis, are hereby adopted for the Maryland Farms Condominium by the Maryland Farms Community Services Association, Inc. Board of Directors and, the Boards of Directors of Phase I, Phase II, and Phase M, that the attached Rules shall be

10/25/02

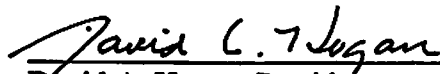
effective upon passage and shall continue in full force and effect until and unless revised or amended by the Maryland Farms CSA, Inc. Board of Directors; and,

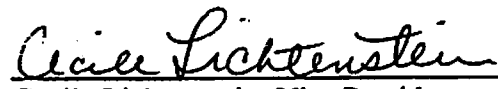
That, this Resolution and the attached Rules may from time to time be amended; and,

That, this Resolution supercedes the Rules for Parking and Traffic Control on the Maryland Farms Condominium adopted September 27, 1983 and any amendments made thereafter; and

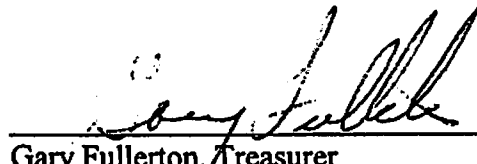
This Resolution shall not be construed as the granting of an easement to or for any real property owned by CSA., Inc., Phase I, Phase II or Phase M."

IN WITNESS WHEREOF to the adoption of this Resolution by the Board of Directors, this 26th day of November, 2002, we set our hands.


David A. Hogan, President


Cecile Lichtenstein, Vice President


Lee Phillips, Secretary


Gary Fullerton, Treasurer


Michael F. Mercurio, Director


Shirley Brown, Director

10/25/02

RULES FOR PARKING AND TRAFFIC CONTROL ON THE MARYLAND FARMS CONDOMINIUM

Section II - COMPLIANCE

These Rules and Regulations were enacted by the Board of Directors in accordance with Section 11-111 of the Maryland Condominium Act (the "Act") and Article XIII, Section 1 of the Condominium Bylaws. The Unit Owners shall comply with all of the rules and regulations herein set forth. In addition, the Board of Directors reserves the right to alter, amend, or modify such rules and regulations in accordance with the Act.

Upon any violation of these Rules or Regulations, after notice to an Owner (and/or occupant other than the Owner) and after having been provided an opportunity for a hearing before the Board or its designated committee, the Board may levy fines in accordance with penalties as listed for specific violations not to exceed \$1,000.00 (unless otherwise stated), which shall be considered an additional assessment to be applied toward general operating funds of the condominium.

Owners shall be responsible for the actions of their family, tenants, guests, agents, invites, licensees, and employees. Owners will receive copies of warnings, Board hearings, and fine assessment notices.

In the event that there are continuing violations by an Owner or occupant, payment of fines will not preclude other actions deemed necessary by the Board of Directors.

Maryland Farms Community Services Association, Inc. shall not be responsible for any loss or damage that may result from enforcement of these rules and regulations.

Section III - REGISTRATION AND PARKING PERMITS

In order to equitably allocate the limited number of parking spaces (817) among 545 condominium units it is necessary to restrict parking to verifiable Maryland Farms residents and accounted for guests.

1. Any vehicle which is owned and/or driven by a Maryland Farms resident which is parked on the Condominium Property shall be registered with the Condominium.
2. All vehicles which are to be parked on the Maryland Farms Property shall be registered within sixty (60) days of the effective date of the adoption of these Parking Rules and Regulations.

10/25/02

3. Each vehicle shall display and have visible a valid Maryland Farms Parking Permit sticker on the lower inside windshield (left or right) or hang tag style guest Parking Permit on its rearview mirror. In the case of a motorcycle, the Maryland Farms Parking Permit sticker shall be mounted on the back of the left rear view mirror.
4. To obtain a Parking Permit a resident shall provide the Condominium Office with a copy of a current Maryland vehicle registration AND a Maryland license displaying a Maryland Farms address. However, active military members may show a valid military identification card and students may show a valid student identification card and verification of current paid fees.
5. Each resident may receive two (2) Parking Permits for his/her vehicles, so long as the requirements set forth in this section are satisfied, and also one (1) guest Parking Permit. A resident may park one registered vehicle or guest permitted vehicle in the space reserved to his Unit and all other vehicles shall be parked in one of the unmarked parking spaces.
6. If a resident obtains a vehicle which has not been previously registered, the resident shall have fifteen (15) days to register the vehicle with the Condominium Office. If a new vehicle is purchased, the resident shall provide the temporary tag information within (15) days of the purchase and shall provide the permanent tag information within fifteen (15) days of obtaining a permanent license plate.
7. When a resident relinquishes ownership of a vehicle which was previously registered, the resident shall notify the Condominium Office of the change within fifteen (15) days of the relinquishment of ownership.
8. New residents shall register their vehicle(s) within fifteen (15) days from the first day of occupancy.

Section IV - PARKING POLICIES, RULES AND REGULATIONS

A. Common Elements, Reserved, Guest and Temporary Parking.

1. All parking spaces shall be used by Unit Owners and/or occupant other than the Owner and their guests for self service parking purposes on a "first come, first served" basis, except for the parking spaces reserved for each.

10/25/02

2. Each unit shall have one reserved parking space for the exclusive use of the Unit Owner and his family, his tenants, or occupants. The Board of Directors in its sole discretion shall assign the reserved parking spaces.
3. The number of each space is permanent. However: residents may exchange spaces by written notification to the Board of Directors and acknowledged by the Condominium Manager; in cases of undue hardship the Board of Directors and/or Condominium Manager shall have the right to reassign parking spaces (e.g. to accommodate a resident who is handicapped).
4. Each unit shall be assigned one guest Parking Permit. Parking Permits shall not be transferred or loaned to other residents.
5. To accommodate additional guests, a temporary Parking Permit may be obtained from Management during normal business hours. A temporary Parking Permit may only be used for a maximum of twenty-four (24) hours unless longer time is approved by the Management.
6. If a Parking Permit is lost or stolen, it may be replaced upon approval by the Board for a charge of \$25.00. If an original Parking Permit is recovered and returned to the Condominium Office, the resident will receive a refund of \$12.50 per permit.
7. Contractors in company marked vehicles who are working on the property and/or in residents' units between the hours of 7 a.m. and 6 p.m. may park in any unnumbered space or in the numbered space of the unit in which they are working without displaying a Maryland Farms issued Parking Permit.

B. Prohibited Vehicles

No junk vehicle, commercial vehicle, vehicle on which current registration plates are not displayed, trailer, truck, camper, camp truck, house trailer, boat, or the like shall be kept upon any of the general common elements, except that a small pickup or van having no more than four (4) wheels, a gross-rated load of no more than 1,500 pounds, a height not exceeding seven (7) feet, and an overall length not exceeding 22 feet will be permitted to be kept upon the general common elements. No item may be attached to any vehicle that extends beyond the front or rear bumpers. A commercial vehicle shall include but not be limited to: a vehicle with lettering or phone number on it; a vehicle with equipment on it such as a ladder.

10/25/02

C. Restrictions and Prohibitions

1. Registered vehicles shall display their Parking Permits at all times while parked on the property. The Parking Permits shall be able to be read from outside the vehicle.
2. All guests shall display either a hang-tag style guest Parking Permit or a temporary Parking Permit issued by the Management Agent (which will be valid only through the dates indicated thereon). Hang tags shall be hung on the rearview mirror and temporary Parking Permit displayed on the dashboard driver's side of their vehicle while parked on the Property. Permits shall be able to be read from outside the vehicle.
3. Vehicles shall be parked between the parking space stripes and shall not extend beyond the length or width of the stripes defining the parking space.
4. No parking is permitted in fire lanes, or in designated emergency areas indicated by yellow stripes or hatching.
5. Vehicles, including delivery or moving vans or trucks, shall not be driven across the sidewalks or lawns of the Condominium.
6. Parking any vehicle on the lawns, curbs, sidewalks, or patios is prohibited.
7. No motor vehicle shall be used as a residence while parked on the Property.
8. Motorcycles shall not be parked or stored on balconies, terraces, or in any part of the Common Elements except within a designated parking area as may be determined by the Board of Directors. If the Board designates an area for parking motorcycles, a block of wood, cement or similar strength material must be placed under the kick stand to protect the pavement. If an Owner or tenant wishes to park his motorcycle in his reserved space while also parking another vehicle in the same space, he may do so provided: 1) the motorcycle is parked between the vehicle and the curb, 2) parallel to the curb, 3) does not interfere with the parking of vehicles on either side of the space being used, and 4) the second vehicle shall not extend beyond the length or width of the stripes defining the space.
9. Only minor repairs, such as; tire changes, fan belt, spark plug, headlight or air filter replacement, that can be completed in one (1) day between the hours of 7:00 a.m. and 9:00 p.m. are permitted. During minor repairs, sidewalks and adjacent parking spaces shall be kept clear of tools and parts. No oil changing or major

10/25/02

repairs are permitted. The owner of the vehicle is responsible for any damage to the Common Elements caused by the basic repairs or maintenance performed to any vehicle.

The owner of the vehicle shall promptly remove all trash, equipment and unused work materials once the basic repairs or maintenance on the vehicle is completed. Vehicles remaining on jacks or blocks beyond the time referenced above are prohibited.

10. No storage of vehicles of any type on Maryland Farms Property is permitted. All vehicles parked on Maryland Farms Property shall be used regularly. Residents shall keep their vehicle(s) in good repair so that oil, grease or other fluids do not spill onto parking areas. Residents shall be responsible for any damage caused by the operation, maintenance, or keeping of their vehicle on the Property.
11. No vehicle shall remain parked in the same unmarked parking space for a period of time exceeding ten (10) days.
12. No washing of any type of vehicles using hoses is permitted on or within the property except at the car wash area. Only bucket washing is allowed. Only vehicles that are registered and have permits can use the car wash area.
13. No motorbikes, go-carts, or other unlicensed motor vehicles shall be ridden within the complex.

Section V - VIOLATION OF RULES, REGULATIONS, BYLAWS AND DECLARATION

A. Reporting a Violation

Any Unit Owner or occupant may report a violation of these Rules and Regulations, Bylaws or Declaration in writing to the Board of Directors through the Management Agent. The alleged violation shall be described as completely as possible, giving an account of what happened, the names of those involved, unit numbers if known, and the time and place of occurrence. The Board of Directors or Chairperson of the appropriate Committee may also initiate such action when violations are brought to their attention. Based on the complaint, the Board of Directors, through the Management Agent will commence the dispute resolution procedure in accordance with Policy Resolution 5-89.

10/25/02

B. Penalties and Fines

Upon proper notice and hearing as set forth in the dispute resolution procedure, the Board of Directors may impose a fine or other sanction for a violation of these Rules and Regulations, Bylaws and Declaration. The hearing panel may choose to change the penalty or levy another fine in the event it determines facts of a nature it deems sufficient to warrant a different sanction. Violations of these rules and regulations pursuant to Section VI may result in towing of a vehicle without a hearing in accordance with the laws of Prince George's County or Montgomery County.

Any owner who is thirty (30) days in arrears in the payment of all due and payable assessments, fees and charges due the Condominium pursuant to the Bylaws and these Rules and Regulations shall lose his reserved parking privileges and will be charged an additional \$20.00 fee to have said privileges reinstated after all due and payable amounts (including but not limited to interest and late charges) have been remitted and received. Upon receipt of all due and payable fees and after all checks remitted have cleared the condominium's account, parking privileges will be reinstated.

Any owner who is sixty (60) days in arrears in the payment of all due and payable assessments, fees and charges due the Condominium pursuant to the Bylaws and these Rules and Regulations shall have revoked, or shall not be issued, his (or his tenant's) guest Parking Permit and shall not be issued temporary permits. Said privileges will be reinstated after all due and payable amounts (including but not limited to interest and late charges) have been remitted and received. Upon receipt of all due and payable fees and after all checks remitted have cleared the condominium's account, parking privileges will be reinstated.

Section VI - VIOLATIONS WHICH MAY RESULT IN TOWING OF A VEHICLE WITHOUT A NOTICE

The Board or its Management Agent may tow a vehicle if vehicle is in violation of the Declaration, Bylaws or these Rules and Regulations:

1. A vehicle which is parked in a designated fire lane or a posted no parking area.
2. A vehicle that is found to display a Parking Permit which has been determined by Management to be a lost or stolen permit.
3. A vehicle which fails to display a valid Maryland Farms Parking Permit.

10/25/02

4. A vehicle which is parked in such a manner which prohibits or unreasonably interferes with the normal use of an adjacent parking space or spaces.
5. A vehicle which is parked in such a manner which prohibits, unreasonably interferes with or impedes vehicular access.
6. A vehicle which is prohibited from being on the Condominium Property as set forth in Section IV B of this Resolution.
7. A motorcycle that is parked in a reserved parking space which prohibits, unreasonably interferes with or impedes the normal use of an adjacent parking space.