

Adopted/Effective: August 9, 2011

Amended: March 26, 2012



PARKING RULES AND REGULATIONS

The Villages at Tower Oaks Homeowners Association, Inc. Declaration of Covenants, Conditions, Easements and Restrictions (Declaration), regulates parking and specifies parking rules according to Article 7 – Property Rights and Easements, Section 7.14 Parking Rights, and Section 7.16 – Parking Rules.

Section 7.16(e) permits the Villages Board of Directors to establish reasonable Villages Rules and Regulations concerning parking on any portion of the Villages General Common Areas and Facilities, the private streets or roadways located within the Villages Property, or garages and/or driveways located on Villages Lots, including, without limitation, reasonable fines and provisions for involuntary removal of any vehicle violating the provisions of the Villages Declaration and/or such Villages Rules and Regulations.

Homeowners and occupants are reminded of the following parking restrictions, set forth in Section 7.16 – Parking Rules, in the Declarations:

1. Villages Owners and/or occupants must park their vehicles only within the garage and/or driveway of their Lot.
2. Parking on any portion of a Villages Lot other than within the garage or upon the driveway is prohibited.
3. A driveway may not contain more than the number of vehicles for which it was designed.
4. No vehicle is permitted to be parked on a Villages Property roadway.
5. Parking in a manner that partially or totally obstructs sidewalks is not permitted. Except where a recorded variance exists no vehicle may be parked upon a driveway such that it overlaps or encroaches upon the sidewalk adjacent to the driveway apron.

The Villages Board of Directors, pursuant to Section 7.16(e), **adds the following parking rules and regulations:**

1. Parking spaces marked “VISITOR” are for the exclusive use of a guest or guests of Villages property owners and/or occupants.
2. Villages Owners and/or occupants are prohibited from parking their vehicles in visitor-designated parking spaces.

3. Provided a Villages Owner's and/or occupant's driveway and garage are occupied, invitees and guests of a Villages Lot owner and/or occupant may park vehicles in visitor-designated parking spaces, on a first-come, first-served basis.
4. Motor vehicles parked in the visitor-designated spaces must be positioned parallel to the white separator lines so that no portion of the motor vehicle extends over the lines designating the individual visitor parking space.
5. Motor vehicles shall not be parked in fire lanes, occupy more than one parking space, impede the normal flow of traffic, block any sidewalk, mailbox, or prevent ingress and egress of any other motor vehicle to adjacent parking spaces or the open roadway.
6. Visitor parking spaces are for short-term guest use of no more than one week (seven consecutive days) and are not to be used by guest vehicles for periods extending beyond one week without express written approval from the Villages Board of Directors. Moving a guest vehicle from one visitor-designated space to another visitor-designated space or frequent ingress and egress does not restart the seven-day period.
7. Daily employees (e.g., maids, housekeepers, nannies, etc.) that work in Villages owner and resident homes may park their vehicles in visitor-designated parking spaces. Live-in employees (e.g., nannies, au pairs, caretakers, etc.) of homeowners and occupants are considered residents, and may not park their vehicles in visitor parking spaces.
8. All Villages Owners are responsible for ensuring that their family members, employees, visitors, guests, tenants and agents observe and comply with all rules and regulations as may be adopted by the Board.

Article 11 – Use of Villages Property; Restrictions, Section 11.10 – Vehicles, of the Declaration, provides additional regulations regarding vehicles, as follows:

Except for parking within garages or screened from public view or as approved in writing by the Villages Board of Directors or the Villages Design Review Committee, no junk vehicle, commercial vehicle or vehicle displaying commercial information, truck (as defined by the Maryland Department of Motor Vehicles and/or by common usage and practice except for light pick-up trucks of three-quarter (3/4) ton capacity or less used for non-commercial purposes), unlicensed or inoperable motor vehicle (including any vehicle which would not pass state inspection), trailer, camp truck, recreational vehicle, horse trailer, boat or other similar vehicle, machinery or equipment of any kind or character, except for such equipment or machinery as may be reasonable, customary and usual in connection with the maintenance and repair of any Villages Lot, shall be kept upon the Villages Property or upon the private streets within the Villages Property, nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon. Jeeps, vans, multi-purpose vehicles and other vehicles designed primarily as passenger vehicles and which are not used for commercial purposes are not prohibited.

The Villages Association will act expediently against violators of these parking rules and regulations. Any violation of these parking rules and regulations may result in fines or other penalties against the subject homeowner and/or towing of the offending vehicle or vehicles in accordance with Chapter 30C of the Montgomery County, Maryland Code. **VEHICLES TOWED ARE AT THE VEHICLE OWNER'S EXPENSE AND RISK** and may be retrieved from G & G towing, 421 Dover Rd., Rockville MD, 20852, 301-588-7090, the Villages Association's contracted towing service. The Villages Association reserves the right to exercise all other power and remedies provided by the Association's governing documents or the laws of Maryland and Montgomery County.

The Villages Association is not liable for any damage arising as a result of enforcement of these rules and regulations. Villages Lot owners and occupants acknowledge that it is their responsibility to advise guests and invitees of these rules and regulations and ensure compliance. Every Villages Lot owner, occupant, guest, invitee or agent thereof agrees to indemnify and hold harmless the Villages Association and its officers and agents for any claims arising out of the enforcement of these policies. Owners shall be responsible for all expenses and/or attorneys' fees incurred by the Association in enforcing the provisions of this Resolution.

DEFINITIONS

Villages Board of Directors: the Board of Directors of the Villages Association, as established by the Villages Articles of Incorporation.

Villages Articles of Incorporation: the articles of Incorporation of the The Villages, as filed or to be filed with the Maryland State Department of Assessments and Taxation.

Villages Declaration: The Villages at Tower Oaks Homeowners Association, Inc. Declaration of Covenants, Easements and Restrictions as the same may be modified from time to time in writing with respect to some of all of the Villages Property.

Villages Lot: any recorded lot within the Villages Property as any such Villages Lot shall appear on any recorded subdivision plat. The term "Villages Lot" falls within the definition of Single Family Lot.

Villages Owner: the recorded owner of fee simple title of any Villages Lot, but excluding any person who holds such interest merely as security for the payment of an obligation, but including any mortgagee or other security holder in actual possession of any Villages Lot, by foreclosure or otherwise, and any person taking title from any such mortgagee or security holder and falls within the definition of Owner.

Villages Occupant: the individual who occupies a Villages Lot

Villages Property: those portions of the Reserved Parcel from and after any annexation in the manner prescribed in the Declaration.

Villages General Common Areas and Facilities: those portions of the Villages Property that are owned in fee simple by the Villages Association and those improvements location thereon, and such land and improvements are intended to be maintained or preserved by the Villages Association for the common use or benefit of the Villages Owners.