

**Regency Meadows HOA
PARKING GUIDELINES**

REGENCY MEADOWS HOMEOWNERS ASSOCIATION, Inc.
PARKING GUIDELINES

I. Parking Rules and Regulations:

- 1) All vehicles of owners or tenants must be registered with the Association by providing the information requested by the Board which shall include full name of owner, address, tag number, description and such other reasonable information as may be requested by the Board of Directors. Registration forms may be obtained by contacting the property manager.
- 2) Parking is restricted to designated areas.
- 3) Any vehicle parked in a NO PARKING ZONE as designated by the Fire Marshall or the Board of Directors is subject to towing without notice.
- 4) Any vehicle parked on Association Property must display current license, tags and inspection stickers of Prince George's County or other state or county registrations.
- 5) No junk, abandoned or inoperable vehicles shall be parked on the Association property as defined by the Maryland Motor Vehicle Administration, Prince George County Code or by zoning ordinances. All vehicles shall be maintained in proper operating condition so as not to create a hazard or nuisance by noise, appearance or exhaust or fluid emissions.
- 6) Vehicles in excess of 2 ½ tons will not be allowed to park on Association property, except as noted in Item No.9 of the **Parking Rules and Regulations**.
- 7) Vehicles shall be parked wholly within parking spaces so as not to obstruct any other spaces or throughways.
- 8) Vehicle repairs may be performed as follows; (a) Minor emergency maintenance; b) ordinary light maintenance (excluding fluid changes and other actions which might soil the common elements); c) normal cleaning is permitted provided there is no damage or soiling of the common elements and no obstruction of the common elements; d) other vehicle repairs, including but not limited to fluid changes, are prohibited.
- 9) Service vehicles on service calls may be allowed to park on Association property temporarily at the discretion of the property manager or the Board.
- 10) No signs, initials, numbers or any other additions or alterations to parking spaces may be painted, displayed or erected by any occupant. This does not apply to uniform numbering or lettering system established by the Association acting through the Board.

II. Residential Parking Area

1) All vehicles of owners or tenants that park in the resident parking area must display a current parking identification decal issued by the Association, affixed to the inside on the drivers side of the rear window of their vehicle(s).

2) The registration form must be completed before issuance of a parking decal. Sellers are asked to turn in their decals within (5) days of the time the townhouse is conveyed and vacated.

3) In the event a townhouse is leased, the owner must apply to the Association for parking decals for their tenant(s) and must provide a copy of a current lease naming all tenants. Parking decals previously issued to the owner for personal use must be returned before the new decals will be issued for their tenant(s).

4) The Board of Directors may designate Visitor Parking areas and areas for parking of Commercial or Recreational vehicles within its discretion.

a) Visitor Parking - Unassigned spaces are intended for the use of visitors to the Association or by homeowners/residents themselves on a temporary basis only. Usage of an unassigned space in excess of seventy-two (72) hours by either a homeowner, resident or visitor requires prior written approval by the Board of Directors or the Management Company. The individual wishing to use the space must submit a written request to the Board of Directors or the Management Company, indicating the additional length of time that is requested for use of the space and justification for such use.

b) Commercial and Recreational Vehicles are defined as any vehicle with commercial display of lettering; trucks, vans, or station wagons containing equipment used for trade or business, over-sized vehicles such as but not limited to vans and trucks over 2 ½ tons. "Recreational" vehicles include but are not limited to campers, RVS and other recreational vehicles as may be determined by the Board. Boats, boat trailers and house trailers are not permitted on Association property.

5) Decals for the resident parking areas will not be issued for commercial or recreational vehicles. Such vehicles may only be allowed to park in the parking area designated by the Board, if any.

6) Parking decals will only be issued for passenger automobiles, motorcycles, and pick-up trucks, vans of 2 ½ tons or less. "Passenger" automobiles include mini-vans, jeeps, company cars without lettering and other vehicles of a normal, non-commercial passenger vehicle size as determined by the Board.

7) If a vehicle is sold or otherwise disposed of, the parking decal must be removed and returned to the association before another decal will be issued.

8) Garage units are not eligible for assigned parking spaces, as they have two spaces within the living areas (garage and driveway); however, they will be issued decals.

III. Administration and Enforcement

1) Vehicles parked in violation of the Rules may be towed without further notice. The Board may provide forty-eight (48) hours notice in its discretion when the vehicle does not constitute a health, fire or safety hazard. The Board may also take such other remedies as are allowed by law and the Association Documents, including but not limited to, special assessments for damage to the common elements, charges for rules violations, booting and injunctions.

2) Each townhouse will be assigned a numbered parking space(s) by the Board or property manager upon completion of the required registration form. The number of Parking spaces assigned will be based upon the number of spaces within each section: up to a maximum of two (2) spaces.

3) Enforcement of assigned parking is the responsibility of the homeowner to whom the space is assigned. The assignee of the parking space may call the towing company identified by the Board and under the rules adopted for that purpose.

4) Vehicles displaying reported lost or stolen decals will be towed without notice.

5) It is imperative that any homeowner notify Allied Realty, Property Manager, of any vehicle they have phoned in to be towed. Please provide Allied Realty with the following information:

1. Vehicle information: Type, Model, Color, License Plate Number including State.

2. Your Name & Phone Number and the Space Number from which you have requested the vehicle towed. "

3. Please call the Management Company. You may leave the information 24 hours a Day, Seven (7) days a week.