

NORBECK HILLS HOMEOWNERS ASSOCIATION
VEHICLE PARKING AND STORAGE VIOLATION ENFORCEMENT PROCEDURES

Adopted: April 14, 1988
Revised: March 17, 2005
Revised: February 10, 2011
Effective: April 1, 2011

WHEREAS, Article IV, Section 1 (c) of the Declaration of Covenants provides that the Association may adopt rules and regulations for the use of the common areas and community facilities; and,

WHEREAS, Article V, Section 3(d) of the Bylaws provides that the Board has the power and duty to promulgate and enforce rules and regulations or requirements as may be deemed proper respecting the use, occupancy and maintenance of the common areas and community facilities, and,

WHEREAS, the Board, in order to ensure the efficient, proper and safe use of all parking areas, roadways, and other common property, wishes to adopt a comprehensive set of rules regulating the use of such areas.

NOW THEREFORE, the Board adopts the following rules:

A. DEFINITIONS

1. Approved Vehicles - Those vehicles that may be parked on common areas or in private driveways. These are limited to any conventional passenger automobile, motorcycle, van or pick-up truck which fit fully within a single parking space.
2. Unapproved Vehicles - Those vehicles which are not permitted to be parked on the common areas or in private driveways.
3. Motorcycle - Motorcycles are considered vehicles for the purpose of these rules.
4. Van - Any vehicle with solid side panels (instead of windows), which fits within the confines of a single parking space and are not considered to be commercial vehicles or trucks as defined below.
5. Pick-Up Trucks - Pick-up trucks are considered approved vehicles for the purpose of these rules, provided they are not considered to be commercial vehicles or trucks as defined below.
6. Boat - Self-explanatory.
7. Camper - A camper is any vehicle drawn by a car or truck and is used as a temporary or permanent dwelling.
8. Camper Truck - A camper truck is any self-propelled camper.

9. Commercial Vehicle - Any vehicle, which openly displays any ladders, pipes, lumber or other construction material, trash or debris, including pick-up trucks or vans which carry such materials. Any vehicle displaying advertising (business name, phone numbers, etc.).
10. Hazard - Any vehicle parked in an area that can impede access of emergency vehicles, or any vehicle parked in a designated "No Parking Zone" or fire lane and/or any vehicle impeding the access of another vehicle while attempting to enter or leave the community..
11. House Trailer/Motor Home/Recreational Vehicle - Any self-propelled vehicle that can be or is used as a temporary or permanent dwelling.
12. Improperly Parked Vehicle - Any vehicle parked straddling lines or diagonally in parking spaces, with one or more wheels on a sidewalk, in a "No Parking Zone" or so as to obstruct access to another homeowner's reserved parking space.
13. Junked/Abandoned Vehicles - A vehicle that meets any of the following criteria: is incapable of passing a Maryland State Motor Vehicle Administration inspection, is inoperable, which has major components missing, which does not display current registration plates, which has one or more flat tires and/or is left parked in the same location for 30 days or more.
14. Stored Vehicle - Any vehicle, including those with covers which remains stationary in the common parking areas or driveways for a period exceeding thirty (30) days.
15. Trailer - A trailer is any vehicle without motive power that is drawn by another vehicle having motive power.
16. Truck - Any vehicle which meets one or more of the following criteria:
 - a. with a load capacity greater than 1 ton;
 - b. which has more than two (2) axles OR four (4) wheels;
 - c. which has wheels (not tires) with a diameter in excess of sixteen and one-half inches (16 ½");
 - d. is a step van;
 - e. is greater than seven feet (7') in height;
 - f. which does not completely fit within the boundaries of a single parking space.
17. Unit - Defined as any single-family living space, including but not limited to single-family home, townhome, condominium or other living space in the community.

B. PARKING AND OPERATING OF VEHICLES

1. Only Approved Vehicles may be parked on the parking areas.

2. Unapproved Vehicles may not be parked on the common areas, or in private driveways, visible from the common areas. Unapproved vehicles include (but are not limited to) boats, campers, camper trucks, commercial vehicles, hazardous vehicles, house trailers, motor homes, recreational vehicles, improperly parked vehicles, junked/abandoned vehicles, stored vehicles, trailers, trucks. Canoes and kayaks are permitted, provided they are attached to the roof of an approved vehicle.
3. Only vehicles displaying valid state-issued handicapped license plates or permits may use parking spaces designated for handicapped parking with signs.
4. No vehicle shall be parked in such a way as to occupy more than one parking space or so as to obstruct any other parking space, any walkway, any driveway or any other portion of the common property.
5. Vehicles operated on the common property shall be operated in a safe and prudent manner, at speeds not exceeding posted limits, and in compliance with all traffic and parking control signs.
6. All vehicles on the common property must display current license plates.
7. Except for minor emergency repairs, the maintenance or repair of vehicles, including the drainage of any vehicle fluids, is prohibited on the common property.
8. No signs, numbers or other marks or symbols shall be displayed on the parking areas except for those approved or required by the Association or required by any governmental authority.
9. Parking spaces shall not be used for storage or for any purpose other than the parking of vehicles in accordance with these Rules.
10. Residents of townhome units may park no more than two (2) approved vehicles in the common area parking lots at any one time. Townhome owners are required to use the reserved parking space(s) assigned to that home.
11. Repeated presence of a stored vehicle for periods of less than 30 days will amount to fulfilling the 30-day requirement within the discretion of the Board of Directors. In such circumstances, the owner of the subject vehicle will be given notice to remove the vehicle permanently within a reasonable time. Such action will also be taken regarding the repeated presence of all other prohibited vehicles.
12. Reserved parking privileges may be revoked if any balance is due to the Association equal to or greater than the amount of two months' assessments and/or if any infraction of any of the published rules and regulations of the Association. The cost to revoke and reinstate reserved parking privileges will be assessed to the unit owner and must be paid

before reserved parking privileges are reinstated. Reserved parking privileges will be reinstated once the account balance is paid in full.

C. ENFORCEMENT

1. All violations which cannot be verified by visual inspection (e.g. stored vehicles) must be put in writing to Management. All other violations may be called in to Management for enforcement action as described below.
2. Hazardous vehicles, improperly parked vehicles, or any vehicle parked in another homeowner's reserved parking space or on unpaved common ground will be subject to immediate tow without prior warning.
3. All vehicles parked in violation of these rules, with the exception of those described in Item C.2 above, will be posted with a warning prior to tow. The person designated to enforce these rules by the Board ("Board's designee") shall attach a written notice of violation to any vehicle parked in violation of any provision of these Rules. The Notice shall contain (1) the time and date of violation, (2) location and nature of violation. The notice shall also contain a specific warning that the vehicle is subject to immediate removal by towing, pursuant to these Rules.

After attaching the notice, if the vehicle has not been removed within seven (7) calendar days, the Board's designee shall have the vehicle removed by towing.

4. Violations of these rules may be referred to the Board for other enforcement, in addition to towing of the vehicle.

Adopted by the Board of Directors this 10th day of February, 2011.

Board Signature

Date