

**WOODMONT OVERLOOK HOMES ASSOCIATION
ADMINISTRATIVE RESOLUTION NO. 1
PARKING RULES AND REGULATIONS**

WHEREAS, pursuant to Article II, Section 3 of the Declaration of Covenants, Conditions and Restrictions of Woodmont Overlook Homes Association, Inc., recorded in Liber 6342, at Folio 240, among the land records of Montgomery, County, Maryland (the "Declaration"), the Board of Directors has the authority to assign specific parking spaces to Owners on an equitable basis; and

WHEREAS, pursuant to Declaration Article VIII, Section 1(d), no junk vehicle, commercial vehicle, trailer, truck, camper, camp truck, house trailer, boat or the like, shall be kept upon the Properties nor (except in bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon; and

WHEREAS, pursuant to Declaration Article VIII, Section 1(m), the Board of Directors has the authority to adopt rules for the use of the Common Areas and community facilities.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors, at a duly convened meeting of the Board, after notice and an opportunity for owners to comment on the proposed rules, duly adopts the following Parking Regulations:

PARKING GUIDELINES

Parking on WOHA property, which includes parking in the 1300, 1400, and 1500 blocks, is restricted to owners and residents, their guests, and approved commercial vehicles performing a service.

Spaces reserved for the use of a specific Lot (indicated by number painted on the parking space) are for the Lot's sole use, regardless of whether or not it is in use by the Lot. Anyone who parks in the reserved spaces not reserved for their Lot may be towed at the discretion of the residents of the Lot for whom the space is reserved and assigned. The cost for the towing service will be charged to the party in violation. The number of the towing company is on the signs located near the parking spaces. In addition to management agents, Lot owners and residents may arrange for the towing of unauthorized vehicles from reserved spaces if a Towing Delegation form has been completed and provided to management. The Lot owner or resident arranging for the removal of an unauthorized vehicle from their assigned, reserved space will be required to meet the tow company upon their arrival and show identification to the tow company driver. The identification must show that the caller resides at the Lot. Owners should alert the towing company if a vehicle parked in violation has handicapped tags.

All towing must comply with the requirements of Chapter 30C of the Montgomery County Code and the Maryland Code, Transportation Article, Title 21, Subtitle 10A, as amended (collectively, the "Towing Law"), and the Towing Law shall govern in the event of a conflict between the provisions of this Resolution and the provisions of the Towing Law.

Lot owners/tenants are to use their reserved parking space for parking their vehicles. The limited numbers of visitor spaces are for visitors only. All overnight (defined as between 2:00 a.m. and 9:00 a.m.) vehicles in the visitor spaces must display visitor hangtags issued by WOHA visibly on the rearview mirror of the vehicle. Overnight visitors parked on the property without the visitor hangtag are subject to immediate towing, without further notice, and at the vehicle owner's risk and expense.

Parking is not permitted in the areas painted yellow and all areas designated by signs as fire lanes at any time. Parking is also not permitted on grass. Vehicles parked in these areas are subject to immediate towing, without further notice, and at the risk and expense of the vehicle owner.

PARKING PERMITS

Residents of Woodmont Overlook Homes Association (WOHA) may obtain a visitor parking permit by completing a registration form (provided by the management company). You may photocopy forms or call management (301-468-8919) if you need additional forms.

Each Lot is eligible to receive one (1) visitor parking permit (hangtag) for display. It is the responsibility of each Lot to retain their visitor parking hangtag. The cost of a replacement permit is \$50.00. Visitor tags can be used only for a total of eight (8) nights per month for a given vehicle.

RULES AND REGULATIONS OF PARKING

- Parking restrictions will be enforced, effective December 1, 2013.
- The only valid parking permit for WOHA is the one issued by the management company for WOHA.
- A permit does not convey an absolute right to park on the property.
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- Any vehicle parked on WOHA property overnight must display a valid visitor permit.
- Parking regulation signs are posted near parking spaces, summarizing these rules and allowing only WOHA resident, owner and visitor vehicles to park in the community.
- It is the responsibility of homeowners to contact management if a replacement visitor permit is needed. The cost of a replacement permit is \$50.00. The issuance of a new permit, whether it is lost or stolen, will cancel the previous permit granted. Vehicles displaying a canceled or expired permit will be towed at the owner's risk and expense and without further notice. Landlords are therefore responsible for collecting hangtag(s) from departing tenant(s) and returning them to management for reissuing to a new tenant(s) when a new lease has been submitted with vehicle registration(s) to management, in order to avoid replacement fees.
- Service vehicles will be allowed to service the community without displaying a permit provided they are a contractor hired to perform work at WOHA, between the hours of 8:00 am and 6:00 pm and their stay is less than 8 hours (except in the event of an emergency).

- Vehicles parking in areas painted yellow or areas designated by signs as a fire lane are subject to immediate towing, without further notice, and at the vehicle owner's risk and expense.
- Vehicles double-parked (defined as perpendicular parking behind another vehicle, two vehicles parked in a single space, or vehicles parked beyond the apron of the driveway) are considered in violation and are subject to immediate towing, without further notice, and at the vehicle owner's risk and expense.
- Motorcycles and scooters may be parked on the property provided they are parked with kickstand on the concrete curb apron, parallel to the sidewalk and within an assigned parking space only. Violators will be towed without warning and at the vehicle owner's risk and expense.
- Vehicles using the visitor parking spaces for overnight stays must display the WOHA issued hangtag permit visible on the rearview mirror. Such visitor's vehicles are allowed overnight parking for a maximum of eight (8) nights per month.
- Please note that any vehicle parked overnight in the spaces reserved for visitors that does not display a visitor hangtag will be towed at the vehicle owner's risk and expense.
- Any car parked in a visitor space for more than eight (8) nights per month is in violation of the parking policy and will be towed without warning and at the vehicle owner's expense.
- Owners caught abusing the visitors spaces will have their visitor parking privileges revoked.
- If valid circumstances necessitate a visitor staying overnight for longer than the monthly allotment (e.g., an in-house nurse/caretaker, extended family stay), the Board may make accommodations, provided that the resident provide adequate explanation in advance.

PERMITTED/PROHIBITED VEHICLES

- A motor vehicle is defined as a working and drivable (operable) passenger vehicle, legally registered, that does not exceed ½ ton or 20' in length and is used for passenger transport of a non-business or non-commercial purpose. A motor vehicle includes, but is not limited to, passenger vans, personal pick-up trucks, cars, motorcycles, and MPV's (multi-purpose vehicle such as a mini-van), and SUV's (sport utility vehicle such as a Ford Explorer or Jeep Wrangler).
- No unlicensed vehicle, vehicle with expired or missing tags, or inoperable vehicles of any type shall be permitted on WOHA property at any time and are subject to towing, even if located within a reserved space. No vehicle within the parking lot shall display "for sale" signs. All vehicles must be kept in proper operating condition so as not to be a hazard or nuisance by noise, exhaust, emission, appearance or otherwise.
- A motor vehicle that exceeds the ½ ton limit or 20' in length, regardless of use, is not permitted to be parked on WOHA property at any time. The Board reserves the right to tow any vehicle that exceeds the ½ ton limit displaying a visitor or reserved parking permit hangtag.
- Vehicles used for business purposes (aka "commercial vehicles") are not permitted to park within the WOHA community overnight. This includes vehicles used for transporting people or things for business purposes, storage of materials or tools used to generate income in a business venture. Any vehicle displaying a commercial business logo, tag, sign, or advertisement (for example, a taxicab, light pick-up trucks, etc.), whether painted on or displaying removable tags/signs (magnetic or held by adhesive) is considered a commercial

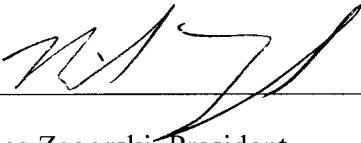
vehicle. Such commercial vehicles parked on the property overnight are considered violations and are subject to towing, without further notice, and at the vehicle owner's risk and expense.

- No recreational vehicles, campers, boats, trailers or the like shall be permitted to be parked within WOHA parking areas at any time.
- With the exception of minor adjustments, repairing and/or painting of vehicles shall not be permitted at any time on the common elements. Drainage of any automotive fluid is prohibited.

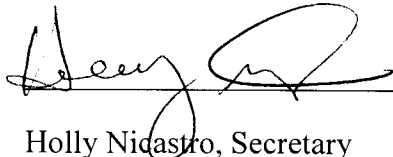
A copy of this resolution shall be filed in the Homeowners Association Depository at the Circuit Court for Montgomery County, Maryland.

The undersigned hereby certify that the foregoing Resolution was adopted by, and made a part of the minutes of the meeting of, the Board of Directors of the Association on the 1st day of October, 2015.

Woodmont Overlook Homes Association, Inc.

BY: 

Nicholas Zagorski, President

ATTEST: 

Holly Nicastro, Secretary