

RIVER OAKS CONDOMINIUM ASSOCIATION, INC.

Parking Policies

WHEREAS, Article III, Section 4 of the River Oaks Condominium Association, Inc. ("ROCA") By-Laws, which is attached to the Declaration as Exhibit B, assigns to the Board of Directors all powers, duties and authority delegated to the Council of Unit Owners, except for those powers and duties that are expressly reserved to the Council of Unit Owners by the Maryland Condominium Act (Title 11, Real Property Article of the Maryland Code Ann.); and

WHEREAS, Article V, Section 3(d) of the ROCA By-Laws provides the Board of Directors with all the power and duty to promulgate and enforce such rules, regulations, restrictions, and requirements as may be deemed proper respecting the use, occupancy, and maintenance of the Condominium and the use of both the General and Limited Common Elements; and

WHEREAS, Article V, Section 3(l) and Article XVII of the ROCA By-Laws provides the Board of Directors with the power and duty to allocate parking spaces within the Condominium to Unit Owners and guests; and

WHEREAS, Article X, Section 3(c) and Article XVII of the ROCA By-Laws provides the Board of Directors with the power and duty to regulate vehicular parking upon General Common Elements; and

WHEREAS, Article X, Section 3(i) of the ROCA By-Laws provides that certain recreational and commercial vehicles shall not be parked or stored in or on any Condominium Units or Common Elements, except in the area designated for such vehicles by the Board of Directors, if any; and

WHEREAS, Article X, Section 3(c) of the ROCA By-Laws provides that there shall be no obstruction of any Common Elements, and certain parking spaces are designated as Limited Common Elements; and

WHEREAS, Article X, Section 3(j) of the ROCA By-Laws prohibits the use or maintenance of any motorized vehicle on the yard or sidewalks of any Unit and prohibits unlicensed vehicles on the Property; and

WHEREAS, Article V, Section 3(k) of the ROCA By-Laws provides the Board of Directors with all the power and duty to have unauthorized vehicles removed from Common Elements in accordance with rules and regulations adopted by the Board of Directors; and

WHEREAS, Article V, Section 3(e) of the ROCA By-Laws provides the Board of Directors with all the power and duty to impose fines or other sanctions for violations of rules and regulations in accordance with the procedures set forth in Section 11-113 of the Maryland Condominium Act; and

WHEREAS, the Declaration of ROCA defines Common Elements as both General Common Elements and Limited Common Elements; and

WHEREAS, Article IV, Section 1a of the Declaration of ROCA By-Laws defines General Common Elements as all of the Condominium except the Condominium Units and the Limited Common Elements; and

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WHEREAS, Article XVII of the ROCA By-Laws includes all parking areas within the Condominium, except garages and driveways, in the General Common Elements; and

WHEREAS, Article XVII of the ROCA By-Laws defines garages and driveways as part of the Unit; and

WHEREAS, the Board of Directors has determined that it is in the Association's best interest to promulgate rules and regulations regarding vehicular parking on the General Common Elements, including the streets and lots.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors adopts the following rules with respect to vehicular parking on all areas of the Condominium.

It is the Unit Owner's responsibility to ensure that his or her tenants, family members, members of the Unit Owner's household, guests and contractors comply with these Parking Policies and Enforcement Procedures.

A. Passenger Vehicles.

1. **Parking Permitted.** Unit Owners, residents, tenants and their guests may park passenger vehicles:
 - a. in their own garage or driveway with a maximum of one car per single-car garage driveway and two cars per double-car garage driveway;
 - b. in a numbered space corresponding to their unit;
 - c. in any parking space marked "Visitor";
 - d. in any unnumbered parking space;
 - e. in another Unit's garage, driveway or numbered parking space, when authorized by the Unit Owner, resident or tenant of the other unit;
 - f. on the street, parallel to any curb which has not been painted yellow or otherwise marked as a "No Parking" zone.
2. **Unnumbered and Visitor Parking Spaces; Street Parking.** Unnumbered parking spaces, parking spaces marked "Visitor" and street parking parallel to the curb are designated as first-come, first-served, and may not be reserved, unless directed by the Board of Directors or its agent.
3. **Parking Prohibited.** Unit Owners, residents, tenants and guests shall not park passenger vehicles in or on any of the following locations within the Condominium:
 - a. sidewalks;
 - b. non-paved surfaces;
 - c. area which prevents mail delivery by the United States Postal Service;
 - d. area which prevents entry into or exit from a parking space;
 - e. area which prevents entry into or exit from a driveway, except a Unit Owner may prevent entry into or exit from his or her own driveway;
 - f. in a numbered parking space without authorization of the respective Unit Owner,

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- resident or tenant;
- g. area which prevents the normal flow of traffic on the streets;
- h. in a "No Parking" or "Fire Lane" zone as indicated by a painted yellow curb, regulated by a "No Parking" sign, beside an announcement of a "snow event/emergency;" or, or as directed by the Board of Directors or its agent;
- i. preventing an emergency response vehicle from responding to an emergency within the Condominium;
- j. constituting a safety hazard as determined by the Board of Directors, in its sole discretion.

B. Commercial Vehicles and Storage Pods.

1. **Commercial Vehicles defined.** For purposes of these Parking Policies, commercial vehicles shall be defined as any vehicle:
 - a. with visible exterior logos, signs, lettering, numbers, advertising;
 - b. used to store or sell food;
 - c. used for transporting lawn-care or landscaping equipment;
 - d. licensed for use as a common or contract carrier;
 - e. for hire, such as limousines, hearses and taxis;
 - f. used as a private or public school bus;
 - g. with ladders, ladder racks and/or glass racks attached to or stored on the outside of the vehicle
 - h. in or on which flammable liquids or hazardous materials are stored, other than the fuel which is used by the vehicle itself;
 - i. with construction equipment openly stored;
 - j. wreckers, tow trucks, flatbed trucks and stake body trucks;
 - k. with commercial paraphernalia or equipment attached, strapped, or affixed to the exterior of the vehicle, including, but not limited to, storage containers or pipes;
 - l. truck or van designated for the transport of furniture, equipment or animals, or scheduled transportation, such as moving vans;
 - m. agricultural, industrial or similar machinery or equipment.
2. **Certain Vehicles Exempted.** Vehicles owned by any federal, state or local government or agency shall not be considered a commercial vehicle for purposes of these Parking Policies.
3. **Commercial Vehicle Parking in Unit Garages.** Unit Owners, resident(s), tenant(s) and guest(s) may park commercial vehicles in Unit garages. However, the garage must remain closed at all times while the commercial vehicle is parked in the garage, except when the vehicle is entering or exiting the garage.
4. **Temporary Third Party Commercial Vehicle Parking Permitted.** Provided the vehicle does not protrude onto the sidewalk or street, commercial vehicles shall be permitted to be parked in a driveway, parking space or on the street parallel to the curb during the performance of work or services for a Unit Owner, resident, tenant or the ROCA. Third party commercial vehicles may not be parked overnight unless specifically allowed by the Board of Directors or its agent.

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5. **Prohibited.** No Unit Owner, resident, tenant or guest shall park a commercial vehicle overnight in open view in any driveway, parking space or on the street.
6. **Storage Pods.** Storage pods in any location (including parking spaces and driveways) for durations longer than 72 hours must be approved by the Board of Directors or its agent.

C. Recreational Vehicles.

1. **Recreational Vehicles Defined.** For purposes of these Parking Policies, recreational vehicles shall be defined as any:
 - a. motorized or non-motorized boat or personal water craft;
 - b. boat trailer, camping trailer, house trailer, travel trailer, pop-up trailer, tent trailer or horse trailer;
 - c. trailer or semi-trailer used for transporting personal water craft, motorcycles or all-terrain vehicles, whether or not such trailer or semi-trailer is attached to another vehicle;
 - d. vehicles containing beds and/or cooking facilities, such as a motor home, self-contained camper or a mobile home;
 - e. camping equipment;
 - f. boating equipment;
 - g. all-terrain vehicle;
 - h. dune buggy or vehicles designed primarily for recreational use.
2. **Recreational Vehicle Parking in Unit Garages.** Unit Owners, residents, tenants and guests may park recreational vehicles in Unit garages. However, the garage must remain closed at all times while the recreational vehicle is parked in the garage, except when the vehicle is entering or exiting the garage.
3. **Temporary Recreational Vehicle Parking Permitted.** Provided the vehicle does not protrude onto the sidewalk or street, recreational vehicles shall be permitted to be parked in a driveway, parking space or on the street parallel to the curb for the purpose of loading, unloading and cleaning the vehicle, only for so long as the vehicle is being loaded, unloaded or cleaned. They may not be parked overnight.
4. **Prohibited.** No Unit Owner, resident, tenant or guest shall park a recreational vehicle overnight in open view in any driveway, parking space or on the street.

D. Inoperable and Junk Vehicles.

1. **Inoperable Vehicles Defined.** For purposes of these Parking Policies, an inoperative vehicle shall be defined as any vehicle:
 - a. with a malfunction of an essential part required for the legal operation of the vehicle on the streets and highways of the State of Maryland or Anne Arundel County;
 - b. any vehicle which is partially or totally disassembled as a result of the removal of the

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tires, wheels, engine or any other essential part(s) required for the legal operation of the vehicle on the streets and highways of the State of Maryland or Anne Arundel County.

2. **Junk Vehicles Defined.** For purposes of these Parking Policies, a junk vehicle shall be defined as any motorized or un-motorized vehicle which is an eyesore, wrecked, scrapped, ruined, or is fully- or partially-dismantled or inoperable. The Board of Directors shall, in its sole discretion, determine whether or not a vehicle is a junk vehicle.
3. **Prohibited.** No Unit Owner, resident, tenant or guest shall park any inoperable or junk vehicle in open view in any driveway, parking space or common element.

E. Abandoned Vehicles.

1. **Abandoned Vehicles Defined.** For purposes of these Parking Policies, an abandoned vehicle shall be defined as any vehicle left unmoved in any parking space, or on the street parked parallel to the curb, for more than fourteen (14) consecutive days, beginning from the date the vehicle is marked as abandoned by way of a notification sticker.
2. **Certain Vehicles Exempted.** If a Unit Owner, resident, tenant or guest provides written notice to the ROCA property management company *in advance* that a vehicle owned by or used by a Unit Owner, resident, tenant or guest will not be moved for a period greater than 14 days, the vehicle policy may be waived.
3. **Prohibited.** No vehicle may be parked in the same "Visitor" or unnumbered parking space, or on the street parallel to the curb, for more than 14 consecutive days without moving the vehicle.

F. Operation of Vehicles.

1. **Licensing Required.**
 - a. Unit Owners, residents, tenants and guests may operate a motor vehicle on the Condominium with a valid driver's license compatible with the vehicle being operated.
 - b. No unregistered or unlicensed vehicles may be operated or stored in driveways or parking spaces, or on common elements.
2. **Prohibited.** No motorized vehicle, except medically approved devices, may be operated on the sidewalks, parks, playground/tot lot or non-paved surface.
3. **Security System.** A vehicle's security system shall not interfere with the right of quiet enjoyment of the community for more than fifteen (15) consecutive minutes. In the event a vehicle's security system interferes with the right of quiet enjoyment of the community for more than fifteen (15) consecutive minutes, the Board of Directors shall have the right to have the vehicle towed off of the Condominium at the owner's expense, without prior notice. The vehicle shall not be returned to the Condominium until the vehicle's security

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system has been silenced.

G. Vehicle Maintenance and Repairs.

1. **Permitted.** Unit Owners, residents, tenants or guests may:
 - a. make minor emergency repairs to passenger vehicles, including, but not limited to, battery replacement, flat tire exchange or wiper exchange, only in the Unit Owner's driveway, garage or numbered parking space corresponding to the Unit;
 - b. wash their vehicles in the Unit Owner's driveway, garage, numbered parking space corresponding to the Unit, or permissible parking area. Substances used for washing vehicles may be allowed to run into the common drains.

H. Violations and Remedies.

1. **Violations Subject to Towing Without Notice.** Any vehicle parked or standing in the following manner may be towed without a warning notice (sticker) or other advance notice to the vehicle's owner:
 - a. preventing mail delivery by the United States Postal Service;
 - b. preventing entrance or exit from a parking space;
 - c. preventing entry into or exit from a driveway, except a Unit Owner's or tenant's own driveway;
 - d. in a numbered parking space without authorization of the respective Unit Owner, resident or tenant;
 - e. preventing the normal flow of traffic on the streets;
 - f. in a "No Parking" or "Fire Lane" zone as indicated by a painted yellow curb, regulated by a "No Parking" sign, or beside an announcement of a "snow event/emergency;"
 - g. preventing an emergency response vehicle from responding to an emergency within the Condominium;
 - h. constituting a safety hazard as determined by the Board of Directors, in its sole discretion;
 - i. sounding a security alarm for more than fifteen (15) consecutive minutes;
 - j. on the second (2nd) occurrence of the same violation for a warning notice has been issued.
2. **Reporting Parking Policy Violations.** If a Unit Owner believes another Unit Owner or his or her tenants, family members, members of the Unit Owner's household, guests or contractors has failed to comply with these Parking Policies, the Unit Owner must provide the ROCA property management company with a written complaint (via email, SMS text message, or mailed letter) of the alleged violation and include:
 - a. description of the alleged violation;
 - b. color, make and model of the vehicle;
 - c. license plate number and the licensing authority or the state listed on the license plate
 - d. registration sticker date;
 - e. the identity of the vehicle owner, if known;

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- f. the identity of the vehicle operator, if different from the owner;
- g. the unit believed to be associated with the vehicle or the ROCA decal number displayed within the vehicle.

3. **Warning Notices for Parking Policy Violations:** Upon receipt of complaint of an alleged violation :

- a. the ROCA property management company will determine if a Rules violation exists;
- b. if a rules violation exists, the ROCA property management company will attempt to notify either the vehicle owner via a warning notice (sticker) posted on the offending vehicle, or via a letter of violation to the unit believed to be associated with the vehicle;
- c. the owner of the cited vehicle will be allowed forty-eight (48) hours or, in the case of an expired registration, seventy-two (72) hours from the date of the notification placed on the offending vehicle, to correct the violation;
- d. if the notice is sent via the United States Postal Service, the vehicle's owner or unit owner of the residence to which the vehicle is associated will be allowed four (4) days from the date of the postmark to correct the violation or the vehicle may be subject to towing.

4. **Abandoned Vehicles:** If a vehicle is determined to be abandoned in a parking space or on the common element, i.e. **left unmoved for fourteen (14) consecutive days without corrective action, it will be towed on the fifteenth (15th) day at the expense of the Unit Owner or vehicle owner.**

I. Reservation.

The ROCA reserves the right to exercise all other powers and remedies provided by the Declaration, By-Laws, and any other Rules and Regulations promulgated by the Board of Directors and the laws of the State of Maryland and Anne Arundel County.

J. Other Remedies.

Nothing contained herein shall preclude the Board of Directors from seeking injunctive relief or any other remedy available to the Board of Directors by Maryland law. In the event the Board of Directors must enforce these Rules and Regulations through any form of legal action, the offending Unit Owner and/or vehicle owner shall be responsible for all reasonable attorney's fees and costs incurred by the Board of Directors in connection with such enforcement.

K. Liability.

The ROCA assumes no responsibility for the provision of any security service to protect vehicles parked in the community, and it disclaims responsibility for any damage to any vehicle parked or operated on River Oaks Condominium property.


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L. Effective Date.

The Rules and Regulations set forth in these Parking Policies are effective as of the 27 day
of March, 2018.

ATTEST:

 President.
Board Member

 Vice President
Board Member

 - Treasurer
Board Member

 Margaret P. - Board Member
Board Member

Board Member