

# Crofton Georgetown Houses Horizontal Regime 3

## PARKING POLICIES

### Vehicle Database

Bylaws - Section 6

O) The Board of Directors will establish and maintain a comprehensive database of all vehicles belonging to current owners, residents, and renters. Unit owners are required to report all vehicle tag numbers or VINs to the current management company. This database will serve as a reference for accurately identifying parking violations when necessary.

Register your vehicle using the following QR code or link:

<https://bit.ly/4f6om6c>



### Use of RESERVED Spaces

Bylaws - Section 6

P) Parking of "idle" vehicles or misuse of RESERVED spaces is not allowed. These spaces are meant for temporary parking by guests, visitors, and service vehicles. Please note that the following policy applies to both residents and renters. See Enforcement Policy for "idle" and "misuse" definitions.

- RESERVED spaces are intended for temporary parking by family, guests, and visitors.
- Residents may use RESERVED spaces for vehicles that are actively used on a daily basis.
- Idle vehicles or any vehicle with a "For Sale" sign are prohibited from being parked in RESERVED spaces or anywhere on the Regime No. 3 property.
- Commercial/service and emergency vehicles may park only when performing official duties.

### Definitions

# Crofton Georgetown Houses Horizontal Regime 3

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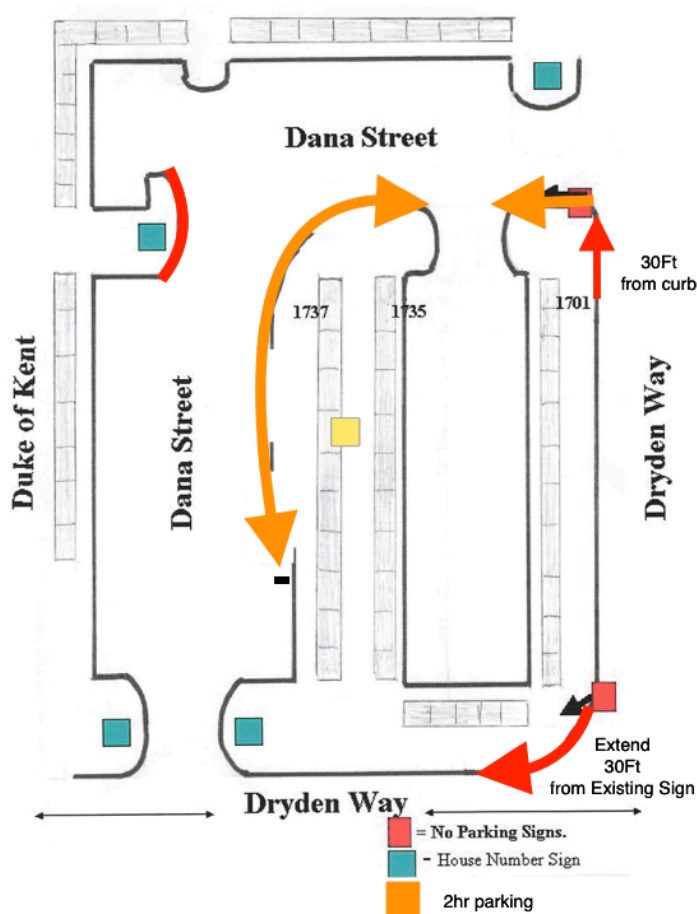
- **Idle vehicle:** Any vehicle that remains unmoved for 15 days or longer.
- **Misuse of RESERVED spaces:** Repeatedly swapping vehicles to monopolize a space or using a space for long-term storage.

### Parking Restrictions

The following restrictions apply to all residents, guests, and service providers:

- 2-Hour Parking / No Overnight Parking Zones – Vehicles may not remain parked in areas designated “2-Hour Parking” or “No Overnight Parking” for more than 2-hours.
- No Parking Zones – Vehicles may not stop, stand, or park in any area marked “No Parking.”

Violation of any of the above restrictions will result in towing at the vehicle owner’s expense.



# Crofton Georgetown Houses Horizontal Regime 3

## PARKING POLICIES

### Enforcement of Parking Policies

- Any vehicle in a No Parking Zone, No Overnight Parking Zone, or 2-Hour Parking Zone beyond the allowed time is subject to towing at the vehicle owner's expense.
- Residents who leave a vehicle in a RESERVED space for more than 15 days without moving it, or who misuse a RESERVED space, will be required to relocate the vehicle.
  - Once notified, a resident has **48 hours** to comply or contest the request. Failure to comply will result in fines issued to the unit owner.
  - If the unit owner cannot be located, the vehicle will be reported to the police as abandoned and/or towed.

### Parking Layout



# Crofton Georgetown Houses Horizontal Regime 3

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### Existing Regulations

The implementation and enforcement of the following policy will be in accordance with the Bylaws recorded among the land records of Anne Arundel County.

#### *Article .1*

##### *Section 1. Condominium Submission.*

*Upon default in the payment of any one or more monthly installments of any assessments levied pursuant to the Master Deed and/ or these Bylaws, or any other installment thereof, the entire balance of said annual assessment may be accelerated at the option of the Board of Directors and may be declared due and payable in full, provided the Board of Directors complies with the procedures for acceleration set forth in the Maryland Condominium Act, as amended from time to time*

#### *Article 1.*

##### *Section 2. Application.*

*All owners of any freehold or leasehold interest, all occupants or users of the premises, and the agents and servants of any of them are subject to the provisions of the Master Deed, these Bylaws, and the applicable laws of Maryland.*

#### *Article IV*

##### *Board of Directors.*

##### *Section 7. Powers and Duties.*

*The Board of Directors shall have the responsibility and duty necessary for the administration of affairs of the Council of Unit owners and are to conduct all business in the best interest of the Council of Unit Owners and its property*

*(d) Promulgation and enforcement of such rules and regulations and such instructions on or requirements as may be deemed appropriate respecting the use, occupancy, maintenance, repair and replacement of units within the condominium and use of and the maintenance, repair and replacement of the general and limited common elements.*

#### *Bylaws*

##### *Automobiles and Parking*

*A. Only unit occupants and their guests are permitted to park within the Regime.*

*B. No vehicle which is abandoned or which does not display current registration tags shall be parked with the condominium property. Violators, when identifiable, will be given five (5) days written notice. In addition, a notice will be posted on the vehicle parked in violation. After five (5) days, vehicles will be towed at the owner's expense.*

# Crofton Georgetown Houses Horizontal Regime 3

## PARKING POLICIES

*C. No boat, trailer or camper, any truck over one (1) ton rated capacity shall be parked within the condominium property. Violations shall be handled as in the preceding section.*

*D. No vehicle shall be parked upon grass, sidewalks, or any other common property not designated for parking. Violators will be charged any and all costs for repair or replacement of any property damaged by illegal parking. In the case of a rental property, the owner of the unit is additionally responsible for the actions of his tenants. Violators will be towed at the violator's expense*

### *Section 6. Prohibited Uses and Nuisances.*

*(c) there shall be no obstruction of any common elements. upon any common element, excepting those areas designated for storage of personal property by the Owners of the Condominium Units, without the approval of the Board of Directors. Vehicular parking upon general common elements may be regulated by the Board of Directors. Parking spaces and bicycle storage upon the general common elements may be assigned by the Board of Directors for use by the Owners of particular Condominium Units.*

*i) No recreational vehicles, boats, boat trailers, camping trailers, trucks or motor vehicles of any kind except passenger cars, passenger van-type vehicles, and other vehicles approved by a majority of the Board of Directors shall be parked or stored in or on any Condominium Units or common elements except in the area designated for such vehicles and/ or boats by the Board of Directors, if any. All approved vehicles must be properly registered, licensed and in operating condition. Nothing herein shall be construed to prevent the Unit owners from parking such vehicles at the Unit for the purposes of servicing, loading or unloading and except as may be permitted by regulations adopted by the Board of Directors. In the event parking spaces are assigned to Unit owners, visitor parking shall be restricted to those assigned spaces and violating vehicles may be towed away upon the direction of the Board of directors, provided the Board of Directors is assigned the enforcement authority over parking areas. Repairs or extraordinary maintenance of automobiles or other vehicles is prohibited.*

*j) No motorized vehicles may be used or maintained on the yard or sidewalks of any unit and no unlicensed vehicles are allowed on the property*

*l) The limited common elements and all yards must be kept in an orderly condition so as not to detract from the neat appearance of the community. In this regard, no motorcycles, no mopeds or other motor driven vehicles may be parked on patios, balconies, front entrance ways or yards. The Board of Directors, in its sole discretion, may determine whether or not limited common elements are orderly. If an owner shall fail to keep his limited common elements orderly, the Board of Directors may have any objectionable items removed from the limited common elements so as to restore its orderly appearance, without liability therefore, and charge the Unit Owner for any costs and reasonable attorney's fees incurred in the process.*