

Implementation of Parking Policy for Regime No.3

This is to inform you that the Board of Directors has found it necessary to implement a new "Parking Policy". We feel that the changes in this new policy will establish a system that will be fair and equitable for everyone. Our Regime has reached a very critical point with respect to the number of vehicles in the Regime versus the number of available parking spaces. Our goal is to create a more uniform and equitable community by providing two reserved parking spots for every Regime 3 home, making our homes more desirable and our community more balanced.

You might be surprised by the following:

- Regime 3 has 108 parking spaces: 84 are assigned, and 24 are designated as visitor spots.
- 8 out of 51 households in Regime 3 own three or more vehicles, totaling 28+ vehicles, which contributes to parking overflow and impacts other areas of the community.
- 19 homes have only one parking space but still pay the same HOA fees as homes with two spots, raising fairness concerns.
- Non-residents frequently park in Regime 3 lots, including residents from Regime 1 and 2 and school visitors.
- Some visitor spaces are misused, with certain unit owners occupying them for years, reducing availability for others.

Given these facts, we are confident you will agree with our assessment that we have, in fact, reached a critical point regarding a safe, organized, and equitable parking environment. To address this, the Board has researched various ways to increase the number of available parking spaces. We have concluded that this can only be achieved by narrowing some of the existing spaces. After checking and measuring parking layouts in many surrounding complexes (both residential and commercial), we are confident this can be done without jeopardizing vehicle safety or ease of parking.

Currently, our plan is to create six additional spaces when maintenance work begins on the asphalt throughout the community. The parking markings will be updated during this process. At that time, the "Visitor" designation will be changed to "RES Guest," short for "Resident Guest."

Our objective with this policy is to implement corrective measures as consistently and fairly as our time and resources allow. We believe this policy establishes a solid foundation for meeting the parking needs of our residents.

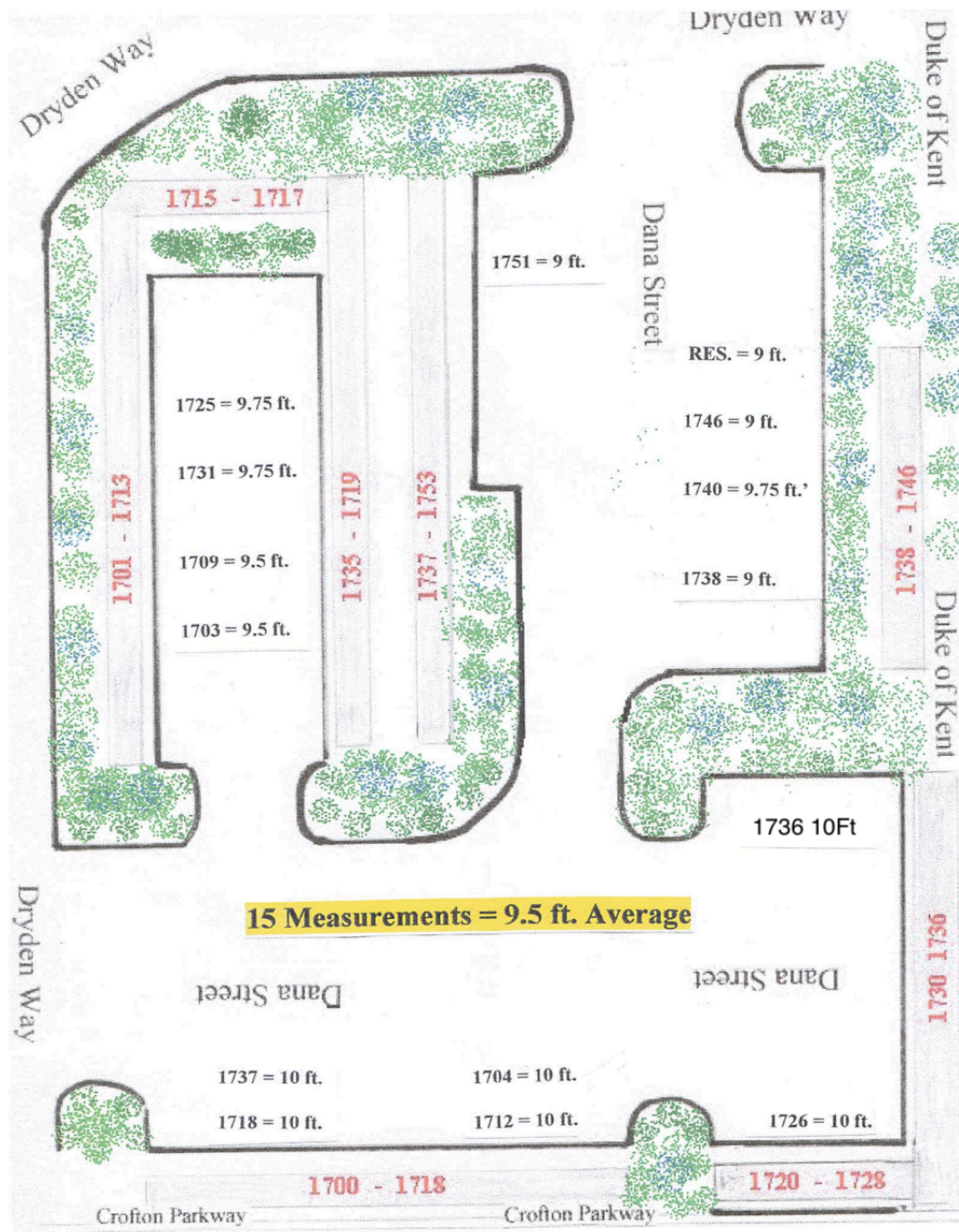
Thank you,

The Board of Directors

Crofton Georgetown Houses Horizontal Property Regime No.3

Implementation of Parking Policy for Regime No.3

Existing Parking Layout with Measurement



Implementation of Parking Policy for Regime No.3

Proposed Regulations:

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.

RES / Visitor Space Use:

Bylaws - Section 6

P) Parking of "idle" vehicles or misuse of Res/Visitor 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.

- Residents with two assigned parking spaces and more than two vehicles are permitted to use RES Guest spaces, provided the vehicles are actively used on a daily basis.
- As part of this policy, all residents with more than two vehicles are requested to park any idle vehicles on Dryden Way, Duke of Kent, or Crofton Parkway. Idle vehicles displaying "For Sale" signs are strictly prohibited from being parked on Regime No. 3 property.
- Commercial and emergency vehicles are permitted to use parking spaces only when performing official duties.

Enforcement of Parking Policies

- An "idle vehicle" is defined as any vehicle that remains unmoved for a period of 15 days or longer.
- "Misuse" of RES/Visitor spaces is defined as a single unit owner repeatedly swapping vehicles with the intent to monopolize a parking space, thereby preventing others from using it. This would include using the space for long term vehicle storage.

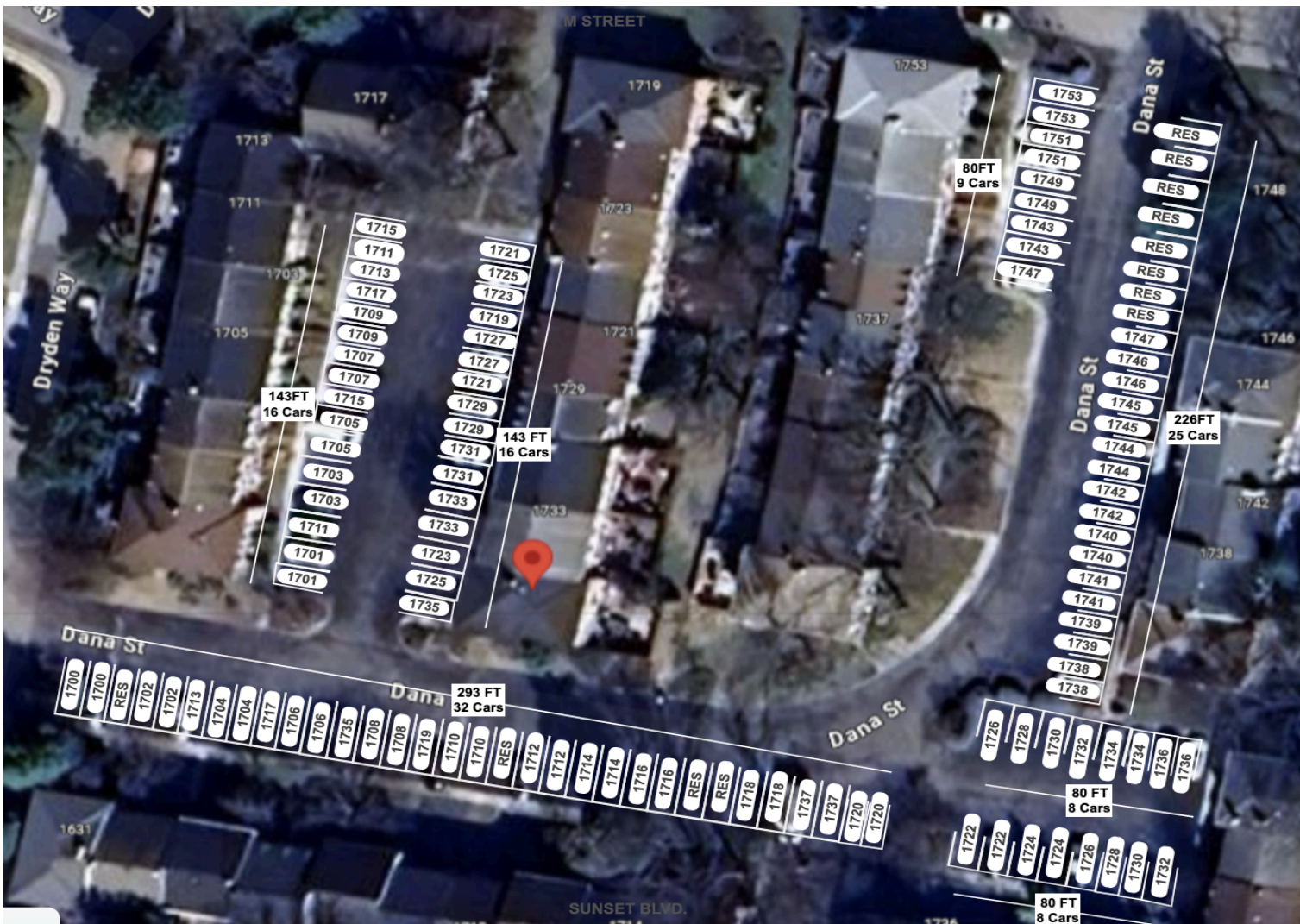
Residents who leave a vehicle parked in a RES/Visitor space for more than 15 days without moving it will be required to relocate the vehicle. Additionally, residents found misusing parking

Implementation of Parking Policy for Regime No.3

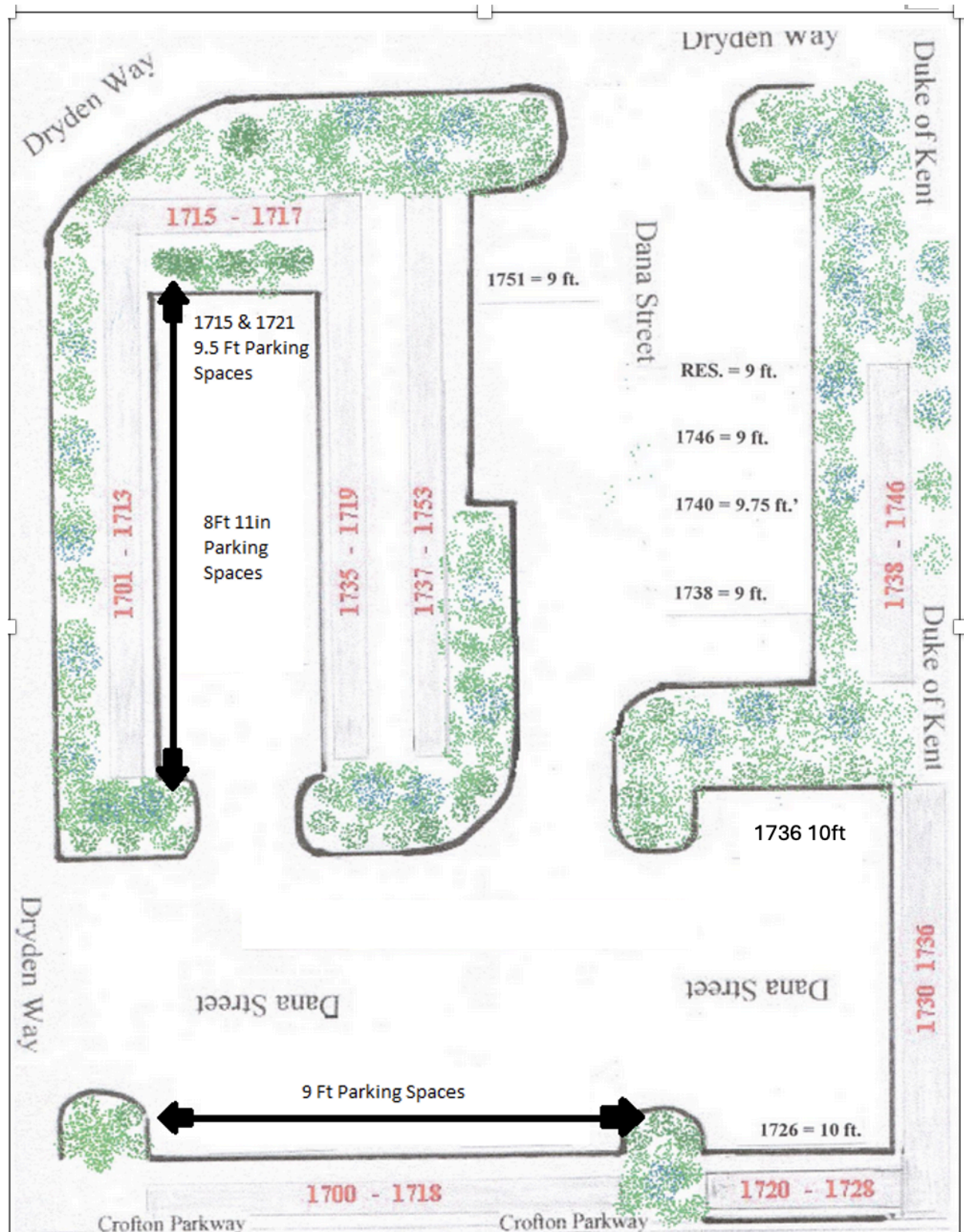
spaces will also need to move their vehicle. Once notified, homeowners have 48 hours to comply or contest the request.

Failure to comply may result in fines issued to the unit owner. If the unit owner cannot be located, the vehicle may be reported to the police as abandoned

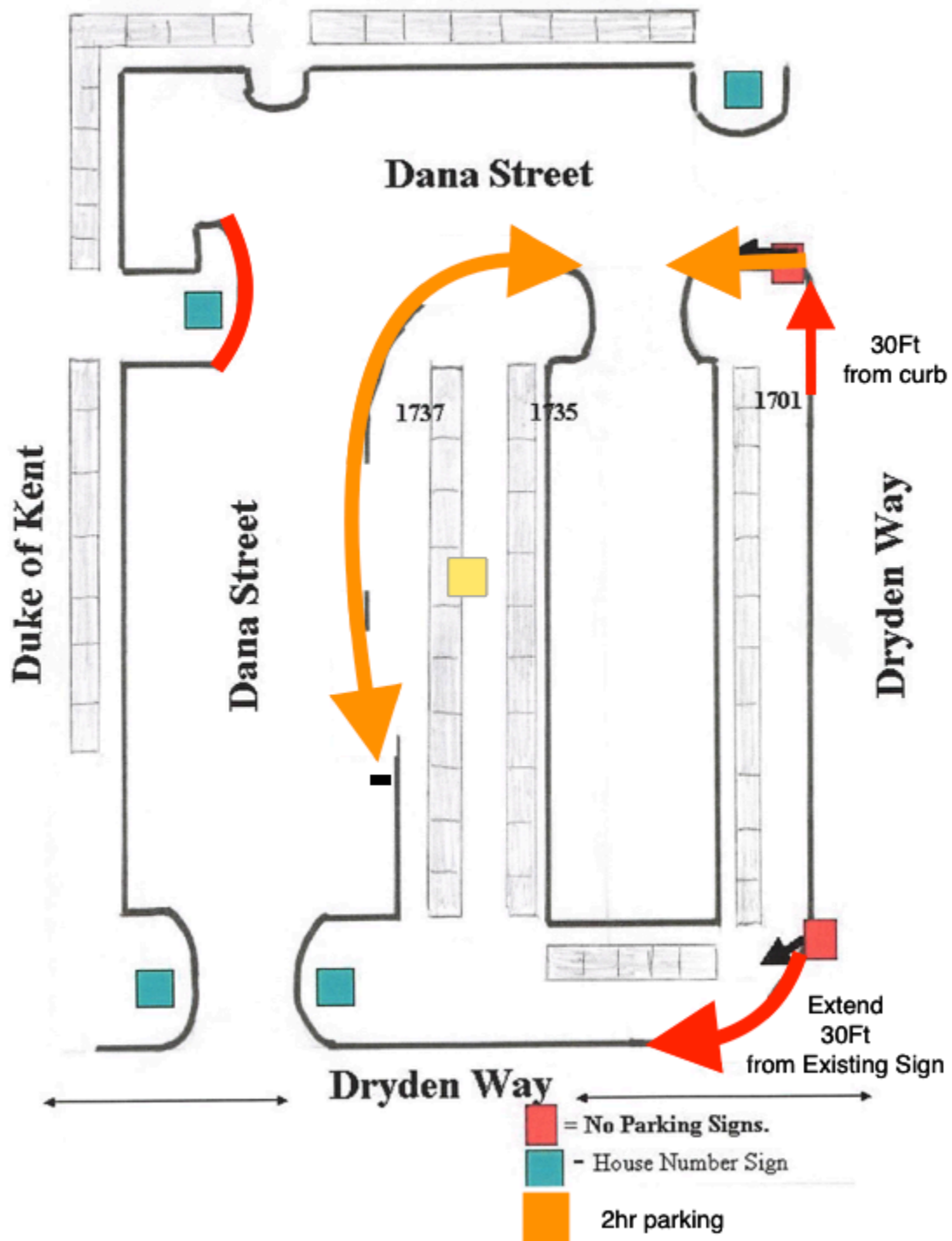
Proposed Parking Layout



Implementation of Parking Policy for Regime No.3



Implementation of Parking Policy for Regime No.3



Implementation of Parking Policy for Regime No.3

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

Implementation of Parking Policy for Regime No.3

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.

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

Implementation of Parking Policy for Regime No.3

1) 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

Implementation of Parking Policy for Regime No.3

FAQs

Can the Board legally make this change?

Yes. Please refer to Article IV section 7 of the bylaws. Gives the board full authority over the common areas. See page 6 of this document.

Owners with only one parking space pay less in HOA fees than I do.

False, your HOA assessments are based on the square footage of your home. So in fact, owners with only one parking space have been paying the same assessment as another home of the same size with two parking spots

You bought the home knowing one parking spot was assigned

This may be true, but it doesn't necessarily make it right. The primary responsibility of the HOA Board is simple: to protect and maintain home values. If we make this change, we will be the only regime in the area to do so, which means our homes will be more attractive on the market, giving us an advantage when it's time to sell.

My parking space is part of my deed.

First, we are not taking anyone's parking spaces away. In fact, we are giving owners an additional parking space. Second, parking spaces here in Regime 3 have nothing to do with the deed of your home. Don't take our word for it, take a look for yourself. You can view your homes deed here (www.mdlandrec.net)

This change will make parking worse

This will be true for any home that has more than 2 vehicles. However, the majority of our owners have between 1 and 2 vehicles. Owners with 3 or more vehicles need to park on the street or any available RES/Visitor spaces (first come first serve).

Handicap parking requests

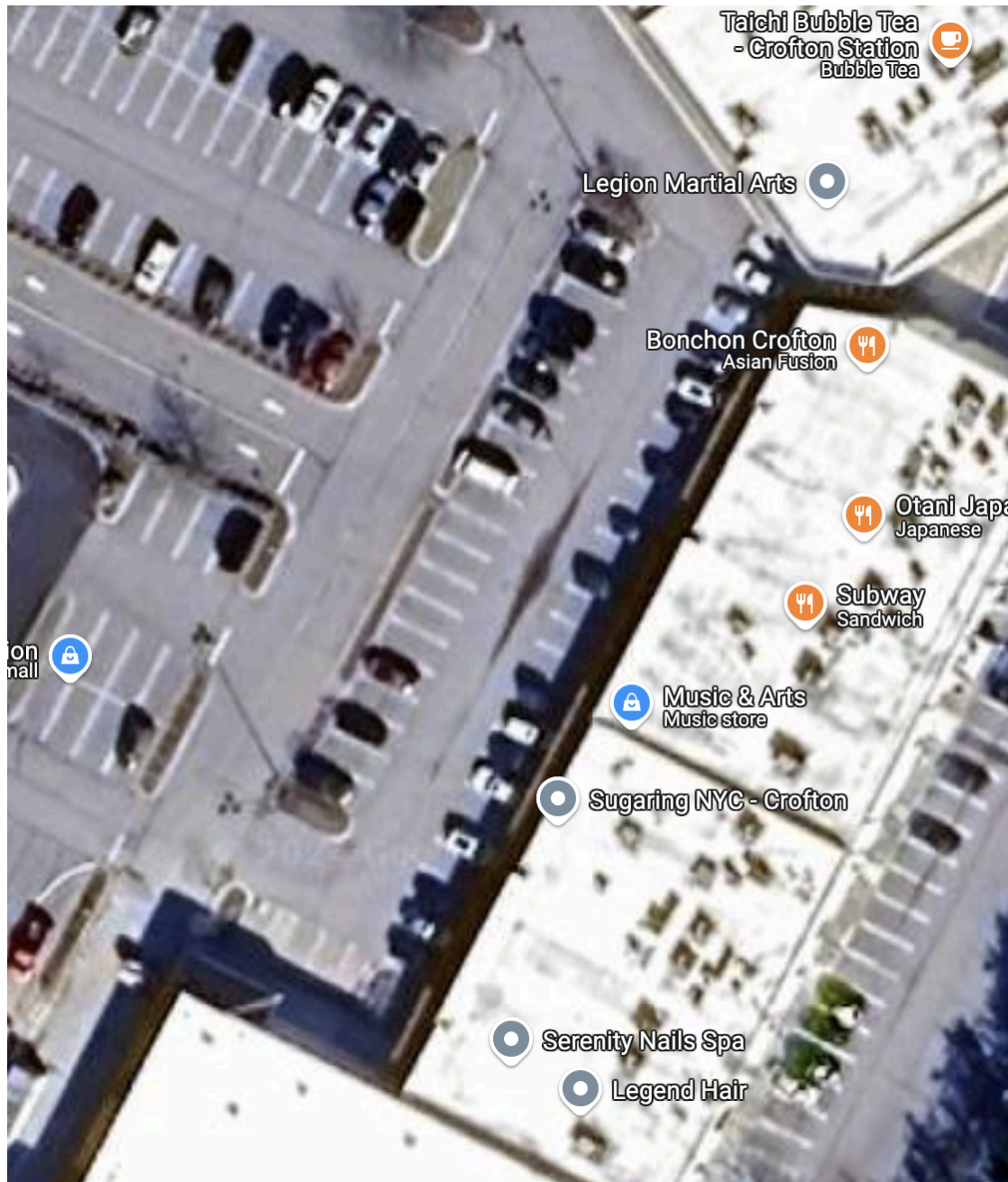
Since our community is a private community, ADA regulations related to parking do not apply. However, if the HOA gets a request. We would do our best to accommodate the request but there would be no guarantees it would be fulfilled.

9ft parking spaces are too narrow

Understand that almost half the community is already parking in 9ft spaces (see page 2). Also there are several parking lots in your surrounding area that are also 9ft parking spaces. See below.

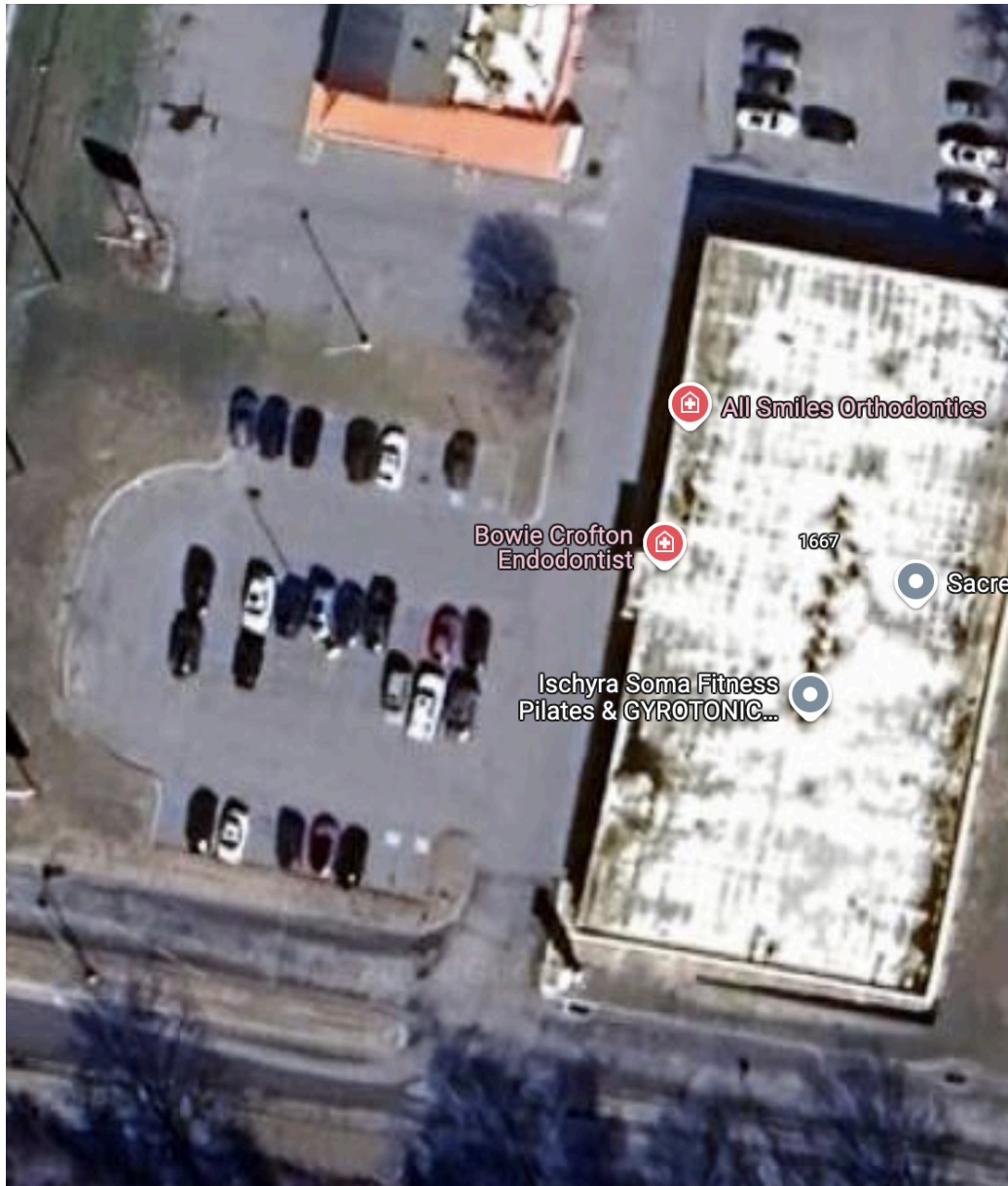
Implementation of Parking Policy for Regime No.3

Always Ice Cream parking lot/Subway/Music & Arts near Fresh Market



Implementation of Parking Policy for Regime No.3

Crofton Medical Center



Implementation of Parking Policy for Regime No.3

Crofton Regime 3

