

Enterprise Knolls Homeowners Association, Inc.
Policy Resolution for Vehicles, Parking, Storage, Maintenance, and Violation
Enforcement October 24, 2019

WHEREAS, The Board of Directors, pursuant to the Association's Bylaws also has the power to exercise for the Association all of the duties and authority vested in or delegated to this Association and not reserved to the Membership by other provisions of these By-Laws, the Articles of Incorporation or the Declaration.

Ref. HOA Dep Amendment
20.00
HOA Name: ENTERPRISE
KNOLLS
Ref.

WHEREAS, Article II, Section 2 of the Declaration of Covenants, Conditions and Restrictions (Declaration) and Article VII of the Bylaws for the Enterprise Knolls Homeowners Association, Inc. (Association), empowers the Board of Directors of the Association to establish supplemental rules related to, among other things, parking on any portion of the Common Areas and Common Facilities of the Association and to establish penalties for the infraction of such rules.

30.00
12/03/2019 01:46
CC16-CT
11/27/2019 00:03 -
Prince George's
County/CC07.03.02 -
Register 02

WHEREAS, Pursuant to the Association's Declaration, the Board of Directors may suspend an Owner's or Resident's right to use the Common Facilities, including the Common Area Parking, for a violation of the Association's rules.

WHEREAS, The Association's Parking Committee has taken the existing parking policy and incorporated a more comprehensive guide to govern the community's parking needs.

WHEREAS, The Board of Directors has reviewed the suggestions of the Parking Committee and desires to promulgate and enforce a more comprehensive parking policy consistent with those suggestions as set forth below.

WHEREAS, The Board of Directors, intends the comprehensive Parking Policy set forth below to supersede any and all other parking and/or storage of vehicles policies that may have been previously enacted by any previous Board of Directors.

NOW, THEREFORE, BE IT RESOLVED, with the foregoing incorporated as if fully stated herein, for the benefit of the community and in keeping with the authority of the Declaration and Bylaws, and rules and regulations of the Enterprise Knolls Homeowners Association, Inc., the Board deems it desirable to formally adopt a fine policy, and dispute settlement procedure as follows:

I. General Provisions of this Resolution

- A. Applicability. The provisions of this resolution apply to vehicles parked or stored in common area parking spaces within the boundaries of the Enterprise Knolls Homeowners Association, Inc.
- B. Definitions. The following standard terms and definitions are applied throughout this resolution.

1. Vehicle. Any motor vehicle operated on the streets of the Enterprise Knolls Residential Community whether licensed or not. This includes, but is not limited to, automobiles, trucks, vans, and motorcycles. This term will include all special purpose vehicles, to include commercial vehicles, unless specifically limited.
 2. Special Purpose Vehicle. These are non-standard or commercial vehicles commonly found in residential areas. They are specifically identified for more restrictive rules given their nature. They include, but are not limited to, mobile homes, semi-tractor trailers, commercial vehicles, boats on trailers, and all other recreational vehicles not already described.
 3. Parking Spaces. Any officially designated parking space that is paved and marked in accordance with the provisions of this resolution.
 4. Reserved Parking Space. Parking space that is marked for the exclusive use of a specific unit. Reserved parking spaces will be designated by a reserve number that corresponds to the unit or lot number.
- C. The Enterprise Knolls Homeowners Association, Inc. Responsibilities. Nothing in this resolution shall be construed to hold the Enterprise Knolls Homeowners Association, Inc., the Board of Directors, the committees or committee members, or the designated management agents responsible for damage to vehicles or loss of property from vehicles that are parked in the Enterprise Knolls Residential Community.
- D. Liability. Owners of vehicles that cause damage on or to the Enterprise Knolls common areas shall be held liable for such damage, including any and all costs of 100% repairs to pavement, curbs and gutters, signs and identifications, landscaping, etc.

II. General Rules on Parking and Parking Spaces

The following general rules will be followed by all owners/residents and guests of the Enterprise Knolls Homeowners Association, Inc. Failure to follow these rules will result in enforcement action as outlined in Section VII of this document.

- A. All parking spaces are for the use of Enterprise Knolls homeowners/residents and guests.
- B. Visitor parking spaces are available to visitors on a first-come first-served basis.
- C. Reserved parking spaces are only available for the owner/resident to whom the spaces have been assigned.

- D. No homeowner/resident or guests may park a vehicle in another homeowner/resident's assigned parking space without prior authorization from the owner/resident to whom the space has been assigned.
- E. Vehicles may only park on paved parking spaces. Parking on turf areas, to include private yards, common areas, any curbing painted yellow, mailbox and fire lines are strictly PROHIBITED in all areas of the Enterprise Knolls Residential Community.
- F. Vehicles may not be parked so as to occupy more than one parking space or to block any other vehicle parked in conformance with this resolution. Vehicles may not be parked so as to block ingress or egress of other vehicles to adjacent parking spaces or streets.
- G. Vehicles must comply with "No Parking" areas as posted or designated (typically a yellow curb and/or sign).
- H. No vehicle other than a vehicle clearly identified with a valid disability sticker may be parked in any space reserved for disability parking.
- I. Vehicles may not be parked or stored unattended in a hazardous condition, including, but not limited to, vehicles on jacks or blocks.
- J. Major repairs to vehicles including, but not limited to, painting, changing of major components or drainage of automobile fluids is PROHIBITED in any common area or reserved areas. Vehicles may be washed in common area parking spaces using standard, commercially acceptable detergents and water so long as neighboring vehicles are not affected.
- K. No sign, initials, numbers, storage containers, or other additions or alterations to parking spaces may be painted, displayed or erected by any homeowner/resident or guest.
- L. All vehicles must conform to the Prince George's County and the State of Maryland codes, ordinances, and statues. All vehicles must display current licenses, registrations, stickers, and certifications as required by the county and state where the vehicle is registered.
- M. No homeowner or resident vehicle will occupy any visitor parking space(s), as a permanent parking space(s), and no visitor will occupy any visitor parking space(s) or areas for longer than seventy two (72) hours without prior written approval from the Enterprise Knolls Homeowners Association, Inc., Board of Directors.

III. Prohibited Vehicles.

- A. The following Special Purpose Vehicle types may not be parked or stored in open view on any residential lots, in marked parking spaces or areas within the boundaries of the Enterprise Knolls Residential Community without the written approval of the Board of Directors.
1. Any boat, trailer or other type of trailer regardless of use.
 2. Any motor home or self-contained camper.
- B. The following Special Purpose Vehicle types may not be parked or stored in open view on any residential lots. In addition, such vehicles may not be parked or stored on or within any Common Area or Common Facilities of the Association including, but not limited to, any parking spaces within the Enterprise Knolls Townhouse Residential Community.
1. Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck.
 2. Any mobile home trailer or fifth wheel vehicle.
 3. Any pop-up camp/tent trailer or similar recreation-oriented portable vehicle or transportable facility or conveyance.
 4. Any other vehicle not defined above which is not normally or regular used for daily transportation, including dune buggies, sport ATV's (4 wheelers), all-terrain vehicles, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Maryland.
 5. Any vehicle defined by Maryland Code as a commercial vehicle.
 6. Any vehicle with commercial signs, advertising or visible commercial equipment, except that such vehicles may be temporarily parked, in the case of a vendor or contractor providing commercial services to a Enterprise Knolls property owner/resident. Such vehicles may not be parked overnight.
 7. Private or public school or church busses and vans.
 8. Any truck with more than two-and-one-half (2 ½) tons empty weights, regardless of whether or not such vehicle otherwise complies with the Provisions of this article.

9. Any vehicle longer than nineteen (19) feet, wider than eight (8) feet, or a height greater than seven (7) feet, regardless of whether or not it otherwise complies with the provisions of this article.
- C. No derelict vehicle may be parked in Enterprise Knolls Residential Community at any time. For this purpose, a derelict vehicle shall be a vehicle defined by the Maryland Code as an abandoned vehicle.
- D. No junk vehicles may be parked in any Enterprise Knolls Residential Community parking space or any common areas at any time. For this purpose, a junk vehicle is defined as a vehicle that is missing any essential parts, such as, but not limited to, tires, wheels, engine, brakes, windows, lights and lenses, exhaust system, etc. that are necessary for legal operation of the vehicle on public streets.
- E. All vehicles must be kept in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emission or other detractors.
- F. No vehicle shall be parked with "For Sale" signs except for those attached to the interior of not more than two side rear windows. Vehicles displaying "For Sale" signs shall not be parked in any common areas or on any street for the express purpose of advertising the sale. Vehicle tags must remain on vehicle until it is sold.
- G. Homeowners/residents who have a temporary requirement to park an otherwise prohibited vehicle must submit a written request to the designated Enterprise Knolls Homeowners Association, Inc. management agent in advance. An example would be a moving van that is required during move-in or move-out. Reasonable requests will be granted a temporary waiver to this provision.

IV. Common Area Parking Use

- A. **Visitor Parking.** Homeowners/residents who have guests shall instruct them before their arrival or the provisions of this resolution. Specifically, guests may only park in unassigned space or designated visitor parking spaces.
- B. **Special Event Parking.** Homeowners/residents who will be hosting a large number of people at their home at one time must consider their neighbors and instruct their guests in the parking rules for special event parking. Guests may park in unassigned parking spaces in accordance with parking rules in Section II.

V. Reserved Parking Spaces

- A. Townhouse units will be assigned ONE reserved parking space. The reserved parking space will be located as close to the associated townhouse as possible.

VI. Standard Markings for All Parking Facilities

- A. The reserved parking spaces shall be marked with the lot number of the assigned townhouse.
- B. Disability parking spaces will be marked in accordance with the Princes George's County code governing disability parking.

VII. Towing of Unauthorized Vehicles

- A. Any vehicle parked in the Enterprise Knolls Residential Community, that does not conform to the provisions of this resolution, including vehicles parked in a reserved parking space(s) assigned to another, will be subject to the towing provisions of this resolution by the Enterprise Knolls Homeowners Association, Inc., authorized towing agent, at the complete expense, and at the risk of the owner of the offending vehicle. Except as provided in this Section VII, notice will be affixed to the vehicle in violation before towing.
- B. The following parking violations will be subject to immediate towing without notice:
 - 1. Any vehicle deemed derelict or a nuisance.
 - 2. Any vehicle parked so as to block another vehicle or so as to prevent ingress or egress from or to adjacent parking spaces or street.
 - 3. Any unauthorized vehicle in a reserved parking space.
 - 4. Any vehicle parked on turf areas, curbing painted yellow, mailbox, fire lanes and areas, designated 'No Parking'.
 - 5. Any vehicle not displaying current and valid expiration stickers and/or license plates.
- C. Signs will be installed and maintained by the Enterprise Knolls Homeowners Association, Inc., at the entrance to all streets in Enterprise Knolls. Additionally, the Prince George's County Sheriff's Department will be notified by the towing company when a vehicle is being removed from private property, to include reserved parking spaces within common areas of Enterprise Knolls.
- D. Vehicle towing may be initiated by any member of the Enterprise Knolls Homeowners Association, Inc., Board of Directors, designated management agents, or parking committee members designated by the Board of Directors. The Enterprise Knolls Homeowners Association, Inc. shall not accept responsibility for towing initiated by any other party.

- E. Enterprise Knolls Homeowners Association, Inc. shall engage an authorized towing agent. The Enterprise Knolls Homeowners Association, Inc. authorized towing agent shall be properly insured and bonded. Other towing companies shall not be used.

Fees related to towing will be charged by the towing company. Current fees that our tow company charges are:

1. On-site drop fee \$100.00;
2. Impoundment fee \$150.00 plus \$25.00 minimum, a day for storage; The 1st day charges will be \$175.00;
3. The towing company will notify the Sheriff's Department.

Please note that the above fees are subject to change.

- F. With the exception of vehicles subject to immediate towing pursuant to this Article VII, a notification of intent of tow shall be placed on a vehicle in violation of the provisions of this resolution. Any vehicle given a warning sticker shall be subject to the towing provisions of this resolution at the owner's expense and risk forty-eight (48) hours from the hour such vehicle is served. Any vehicle previously served with a warning sticker for violation of any provision of this resolution shall be subject to immediate towing without further notice for a repetition of the same violation. A log shall be retained by the Enterprise Knolls Townhouse Association, Inc.

VIII. Enforcement Procedures


Proper enforcement relies on the cooperation and involvement of all homeowners and residents. The Enterprise Knolls Homeowners Association, Inc., Board of Directors and the designated management agents cannot patrol all areas on a continuing basis to fine and notify all violators. Each homeowner and resident shall:

- A. Respect Reserved Parking Areas. Residents should assess first to maximize the parking available for guests. Observe the restriction on recreational vehicles to maintain the appearance of the neighborhood for all owners/residents. Comply with designated "No Parking" areas.
- B. Notify Guests. All residents are responsible for notifying their guests in advance of the parking restrictions of the Enterprise Knolls Homeowners Association, Inc.

- C. Report Violations. When parking issues cannot be resolved, report the violation to the Enterprise Knolls Homeowners Association, Inc. management agent for resolution.
- D. Homeowners/residents with reserved parking spaces must contact designated members of the Board of Directors, designated management agents, or parking committee members designated by the Board of Directors to have a vehicle removed from their reserved spot.

Approved as amended, this 19th day of October 2019, by a majority vote of The Enterprise Knolls Homeowners Association, Inc., Board of Directors at a regularly scheduled meeting.

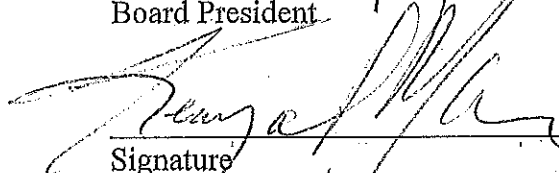
Authorized Representative,
Board of Directors



Signature
Name Printed: Corey Smith
Board President

11/19/19

Date



Signature
Name Printed: Kenya McCune
Board Vice President

11/19/19

Date