

Woods End Homeowners Association, Inc.

Policy Resolution No. 2022-01

Vehicles, Parking, Storage, Maintenance, and Violation Enforcement

WHEREAS, Article IV, 4.08 Vehicles of the Architectural Covenants Declaration of Easement, Covenants, Conditions and Restrictions for Woods End Homeowners Association, Inc. The Board of Directors empowers the Woods End Homeowners Parking Committee to establish supplemental rules concerning parking on any portion of the common areas and lots, including, and without limitation, providing for the involuntary removal of any vehicle violating the provisions of this Declaration and/or such rules.

WHEREAS, the Board of Directors for the Woods End Homeowners Association, Inc., desires to promulgate and enforce a more comprehensive policy in support of Article IV, 4.08 Vehicles of the Architectural Covenants Declaration of Easement, Covenants, Conditions consistent with Law.

The Woods End Homeowners Parking Committee has taken the existing parking policy and incorporated a comprehensive guide to govern the community's parking needs. The Board of Directors set forth this 30 day of May 2021, adopts the following vehicle policy. This policy supersedes any and all other policies that may have been previously enacted by any Board of Directors of the Woods End Homeowners Association, Inc. that may have dealt with the parking and storage of vehicles upon the common areas of the community.

Vehicle Policies for
Woods End Homeowners Association, Inc.

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 Woods End Homeowners Association.
- B. **Definitions.** The following standard terms and definitions are applied throughout this resolution.
1. **Vehicle.** Any motor vehicle operated on the streets of the Woods End Community, whether licensed or not. This includes, but is not limited to automobiles, trucks, vans, motorcycles, buses, campers, and recreational vehicles. This term will include all special purpose vehicles, to include commercial vehicles, unless specifically limited.
 2. **Special Purpose Vehicles.** 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 or 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 provisions of this resolution.
 4. **Weather Related Spaces.** Any officially designated space that is marked for use during inclement weather.
 5. **The Woods End Homeowners Association, Inc. Responsibilities.** Nothing in this resolution shall be construed to hold the Woods End Homeowners Association, Inc. Board of Directors, the committees or committee members, or the designated management agent responsible for damage to vehicles or loss of property from vehicle that is parked in the Woods End Homeowners Community.

- C. Liability. Owners of vehicles that cause damage on or to the Woods End common areas shall be held for such damage, including any and all costs of 100% repairs to pavement, curbs and gutters, signs and identification, 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 Woods End Homeowners Residential Community. Failure to follow these rules will result in enforcement action as outlined in Section VII of this document.

- All parking spaces are for the use of Woods End Homeowners owners/residents and guests.
- Additional cars and guests should park in designated parking areas or on Southview Drive.
- No owner/resident or guest may park in such a manner as to impede or prevent ready access to another owner/resident's driveway.
- Parking on ANY curbing painted yellow, mailbox and fire lanes are strictly PROHIBITED in all areas of the Woods End Homeowners Community.
- Vehicles may not be parked so as to occupy more than one parking space or to block any other vehicle parking in conformance with this resolution.
- Vehicles may not be parked so as to block ingress of or egress other vehicles to adjacent parking spaces or streets.
- Vehicles must comply with 'No Parking' areas as posted or designated (typically a yellow curb and/or sign).
- Unlicensed, inoperable, abandoned, or junk vehicles will not be permitted on the streets, parking or common areas.
- Parking of boats, trailers, campers, commercial, or recreational vehicles will not be permitted in community parking areas.
- Vehicles may not be parked or store unattended in a hazardous condition, including, but not limited to, vehicles on jacks or blocks.
- Major repairs to vehicles including, but not limited to, painting or changing major component or drainage of automobile fluids is PROHIBITED in any common areas.

- All vehicles must conform to the Prince Georges County and State of Maryland codes, ordinances, and statutes.
- All vehicles must display current licenses, registrations, stickers, and certifications as required by the county and state where the vehicle is registered.
- No owner or resident vehicle will occupy any visitor parking space(s) as a permanent parking space, and no visitor will occupy any visitor parking space(s) for longer than 30 days, unless stored in garage.
- No vehicle shall be parked in fire lanes. Parking in a manner such as to block access of fire or other emergency equipment is a violation of the P.G. county law, and can be danger to life and property, and will not be permitted. Violators will be ticketed.
- Vehicles that are covered must have valid tags. A vehicle which has its tags covered will be treated as an unlicensed vehicle.
- Inoperable (flat tires, broken windows or other visible damages making it inoperable) or vehicles with expired or no tags shall be stickered and given two (2) business days grace period to address violation before being towed. These are vehicles parked in common area parking spaces located on Winterberry (2 lots), Wealding Way (6 spaces), Summertime (1 lot), and Four Season (2 spaces).
- In the event a vehicle is parked in fire lane blocking owner/resident driveway, such owner/resident shall have the authorization to call the Association's authorized towing company and have the unauthorized vehicle towed at the vehicle owner's expense.
- No vehicle shall be parked on sidewalk or in a manner that blocks access to or the use of the sidewalks.
- No vehicle may be driven on or across sidewalks or on common areas other than the parking lot and its access driveway.
- Motorcycles shall be licensed and equipped with lights and the most recently approved noise control devices and operated only on driveways and in a manner not to disturb the flow of traffic.
- Except in an emergency, owners/residents are encouraged to restrict blowing of the horn of any vehicle.
- No vehicle shall be operated in a dangerous or reckless manner in the parking area.

- Vehicle repair, maintenance, or dismantling resulting in extended work will not be permitted in the streets, parking areas or other common areas.
- Removing or replacing oil or their automotive fluids is not considered a major repair; however, owners shall take proper precautions against spills. Fluids shall be changed in accordance with the Maryland law and disposed of at designated recycling centers. Owners are responsible for the cleaning up excessive oil or gas leaks from their vehicle or those of their visitors. Owners shall pay the cost of repairs or damage to the parking area or other parts of the common area caused by such leaks.
- The washing of vehicles in the parking areas will be permitted provided all residual trash is removed and all soap suds are washed down street drains.
- "Joy-Riding", loud automobiles, motorcycles, mopeds, etc., are not permitted.
- Motor driven vehicles (e.g., cars, trucks, motorcycles, mopeds) are not to be driven on any grassy portion of the common areas, including front yards. In addition, wagons, bicycles, big-wheels, carts, etc., are not permitted on the common areas.
- Bicycles, tricycles, wagons, carts, and other playthings must be removed from walkways when not in use.
- A speed limit of ten (10) m.p.h. must be observed within the parking areas.
- No garage located withing the property may be altered, modified or changed in any manner, which would inhibit or in any way limit its function as a parking area.
- Violations of these parking provisions should be reported to the Managing Agent or a member of the Board of Directors. The owner of the improperly parked vehicle will be notified and asked to remove the vehicle. If, 'after notification of violation above, the owner fails to remove the improperly parked vehicle, or if the owner cannot be located, the Association may have the vehicle removed from the community parking area at the owner's expense.

III. PROHIBITED VEHICLES

The following Special Purpose Vehicle types may not be parked or stored in open view on any driveways, in parking spaces or areas within the boundaries of the Woods End Homeowners Residential Community.

- Any motor home or self-contained camper.
- Any boat, trailer or other type of trailer regardless of use.
- Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck.
- Any mobile home trailer or fifth wheel vehicle.
- Any pop-up camp/tent trailer or similar recreation-oriented portable vehicle or transportable facility or conveyance.
- Any other vehicle not defined above which is not normally or regular used for daily transportations, including dune buggies, all-terrain vehicles, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Maryland
- Any vehicle defined by Maryland Code as a commercial vehicle.
- 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 Woods End Homeowners property owner/resident. Such vehicles may not be parked overnight.
- Private or public school or church buses and vans.
- Vehicles with metropolitan tags (DC, Virginia and Maryland) are allowed to park in the common areas; however, homeowners who are Maryland residents must have valid Maryland tags.
- Any truck with more than two-and-one-half (2 1/2) tons empty weights, regardless of whether or not such vehicle otherwise complies with the provisions of this article.
- Any vehicle longer than nineteen (19) feet, wider than eight (8) feet, or a height greater than seven (7) feet regardless of complying with the provisions of this article.
- All vehicles are prohibited of parking within thirty (30) feet of stop sign and fifteen (15) feet of fire hydrant.
- No derelict vehicle may be parked in Woods End Homeowners Residential Community at any time. For this purpose, a derelict

vehicle shall be a vehicle defined by the Maryland Code as an abandoned vehicle.

- No junk vehicles may be parked in any Woods End Homeowners 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.
- 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.
- 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.
- Owners/residents who have a temporary requirement to park an otherwise prohibited vehicle must submit a written request to the designated Woods End Homeowners 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. Owners/residents who have guests shall instruct them before their arrival must consider their neighbors and instruct their guests on the parking rules.
- B. Special Event Parking. Owners/residents who will be hosting many people at their home at one time must consider their neighbors and instruct their guests on the parking rules.

V. SNOW/INCLEMENT WEATHER

In order to allow the snow crew room to service Woods End Homeowners Community, residents must relocate "relocate vehicles off all of the streets

throughout the community. This is to include marked fire lanes (yellow) and all marked free spaces (white). No vehicles will be allowed to park, on either side of the streets."

VI. TOWING OF UNAUTHORIZED VEHICLES

Any vehicle parked in the Woods End Homeowners Residential Community that does not conform to the stipulations of this resolution will be subject to the towing provisions of this resolution by the Woods End Homeowners Association, Inc., authorized towing agent at the complete expense, and at the risk of the owner of the offending vehicle, after notice is affixed to the vehicle in violation, except as provided for in this Section.

Parking signs will be installed and maintained by the Woods End Homeowners Association, Inc. tow company within the Woods End Community. Additionally, the Princes Georges 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 Woods End.

Vehicle towing may be initiated by any member of the Woods End Homeowners Association Inc. Board of Directors, designated management agents, or parking committee members designated by the Board of Directors. The Woods End Homeowners Association, Inc. shall not accept responsibility for towing initiated by any other party.

Woods End Homeowners Association, Inc. shall engage an authorized towing agent. The Woods End Homeowners authorized towing agent shall be properly insured and bonded. Other towing companies shall not be used.

The following fees will be assessed for vehicles towed by the towing company.

Fees are subject to change:

- \$175.00 for impound services; after the first 18 hours there is an additional \$50.00 fee and \$50.00 per calendar day thereafter for storage facilities.

The following parking violations will be subject to immediate towing without notice:

- Any vehicle deemed derelict or a nuisance.
- Any vehicle parked that blocks another vehicle or to prevent ingress or egress from or to adjacent parking spaces, street or owner/resident driveway.
- Any vehicle parked on curbing painted yellow, mailbox, fire lines and areas, designated 'No Parking'.
- Any vehicle not displaying current and valid expiration stickers and/or license plates.

Those parties empower to initiate towing shall have authority to issue a warning sticker to any vehicle that is in violation of provisions of this resolution not specifically designated above. 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 tow company. Violations that will be given warning stickers prior to towing include, but are not limited to:

- Any prohibited vehicle as outlined in Section III and VI.
- Auto repairs
- Visitor parking violations
- Boat, trailer or camper not permitted
- Commercial vehicle not permitted

VII. ENFORCEMENT PROCEDURES

Proper enforcement relies on the cooperation and involvement of all owners/residents. The Woods End Homeowners Board of Directors and the designated management agents cannot patrol all areas on a continuing basis to fine and notify all violators. Each owner/resident shall:

- 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.
- All residents are responsible for notifying their guests in advance of the parking restrictions of the Woods End Homeowners Association, Inc.
- Violations of any of the above should be reported to the Managing Agent. Necessary and appropriate action will be taken to ensure compliance with these provisions.

The procedures described herein shall not be construed as to preventing or discouraging the Association, its property manager, agents or any Members or occupants from reporting any violation of the Parking Rules or applicable law to the local police and sheriff departments, the Maryland Motor Vehicle Administration, or any other appropriate agency of the State of Maryland, where such violation may likewise constitute a violation of the laws or ordinances of the State of Maryland or those of an appropriate political subdivision. In addition to the remedies set forth in the Resolution, the Association will be entitled to all other remedies available at law or in equity.

This Resolution may be amended and/or supplemented, from time to time by the Woods End Board of Directors in its sole and absolute discretion.

In consideration of the foregoing, this Resolution shall become effective the 17 day of May 2022.

WITNESS/ATTEST:

BOARD OF DIRECTORS FOR WOODS END

HOMEOWNERS ASSOCIATION, INC.

Nature-Jane

Name:

By: Cynthia Rudolph

Name:

CYNTHIA RUDOLPH

Title: President

SECRETARY CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of Woods End Homeowners Association, Inc. on the 17 day of May 2022, and, hereafter, that I caused this Resolution to be sent to the Owners of the Woods End Homeowners Association, Inc. in accordance with the notice of requirements set forth in the governing documents or as adopted by the Board of Directors. Furthermore, the foregoing Resolution has been recorded in the Homeowners Association Depository for Prince Georges County, Maryland as required by the Maryland Homeowners Association Act.

17 May 2022

Date:

By: Peggy L. Brown

Name: Peggy L. Brown

Title: Secretary

WITNESS/ATTEST:

17 May 2022

Name:

By: Cynthia Rudolph

Name: CYNTHIA RUDOLPH

Title: President