

Tartan Ridge HOA
Resolution for
Assignment of Parking Space and Enforcement

WHEREAS, Article II, Section 1 of the Declaration of Covenants, Conditions and Restrictions gives members of the Association the right to the use and enjoyment of the Common Areas, private streets and parking lots subject to certain restrictions stated in Article II, Section 1 (a) through (h), and

WHEREAS, Article II, Section 1(e) of the Declaration of Covenants, Conditions and Restrictions and Article VII, Section 1 (a) of the By-Laws of the Tartan Ridge HOA give the Association and the Board of Directors the authority to adopt rules and regulations pertaining to the use of Common Areas, and

WHEREAS, Article VII, Section 1 (a) of the By-Laws gives the Board of Directors the authority to establish penalties for the violation of rules and regulations governing the use of Common Areas within the Association, and

WHEREAS, the Board of Directors for Tartan Ridge HOA wish to establish and enforce a policy for the assignment of parking spaces for the use of individual unit owner(s), their tenant(s), guest(s) or invitee(s) of Tartan Ridge HOA consistent with the Declaration and By-Laws of the Association and the Law,

NOW, THEREFORE, BE IT RESOLVED that, in support of the above, the Board of Directors hereby declares and adopts the following policy and procedures with respect to the assignment of parking spaces, vehicle parking, vehicle registration and enforcement of the policy for the use of individual unit owner(s), tenant(s), guest(s), or invitee(s):

- A. The following policy hereby supersedes any policy previously enacted by any Board of Directors for the Association that addressed the assignment of parking spaces to individual unit owner(s), tenant(s), guest(s) or invitee(s), vehicle registration, vehicle parking and enforcement of a parking policy.
- B. The purpose of the policy is the assignment of parking spaces to particular units, establishment of vehicle registration, promulgation of parking rules and the enforcement of the policy. The purpose of the policy is not to convey ownership of a parking space, located in a Common Area, to a unit owner.
- C. The Board of Directors for the Association will assign to those unit owners identified as owning units without a driveway, the use of two (2) designated parking spaces, to be located in the Association's common area, for registered vehicles. This space shall be as close

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FILED
LORETTA E. KNIGHT
CLERK'S OFFICE
MONTGOMERY CO. MD.

Tax ID # 05-02420454

Tax ID # 05-02420465

Tax ID # 05-02420693

| | |
|---------------|------------|
| IMP FD SURE | 20.00 |
| RECORDING FEE | 20.00 |
| TOTAL | 40.00 |
| Res# NC07 | Ref# 51833 |
| LEK SRP | Blk # 273 |
| JUL 21, 2010 | 03:04 PM |

to the unit to which it is assigned as reasonably possible.

D. The Board of Directors for the Association shall not assign the use of parking spaces to those unit owners identified as owning units with driveways and/or garages.

E. The Board of Directors for the Association shall, at common expense, mark each unit parking space with a designation sufficient to denote the unit to which the use of the space is assigned.

F. No unit owner(s), resident(s), tenant(s) or invitee(s) shall block, restrict or otherwise obstruct access to any parking space located in the Common Area of the Association unless authorized by the prior written consent of the Board of Directors.

G. No unit owner(s), resident(s), tenant(s) or invitee(s) shall park in a space assigned to another unit owner(s), resident(s), or tenant(s) without express permission of the person assigned the space.

H. No unit owner(s), resident(s), tenant(s) or invitee(s) shall park a vehicle in the Common Area in such a manner that the vehicle obstructs access of emergency vehicles, including but not limited to, parking in areas designated as fire lanes.

I. No unit owner(s), resident(s), tenant(s) or invitee(s) shall park a vehicle in the Common Areas in such a manner that the vehicle obstructs safe ingress and egress of private vehicles.

J. No unit owner(s), residents(s), tenant(s), or invitees(s) shall double park or park outside the lines marking individual spaces, on the sidewalks or islands.

K. No major or lengthy car repairs (such as changing oil in cars) are permitted.

L. No unit owner(s), resident(s), tenant(s), or invitee(s) shall park a vehicle in the Common Area that is inoperative and/or unlicensed.

M. No unit owner(s), resident(s), tenant(s), or invitee(s) shall park a vehicle in the Common Area non-reserved spaces for more than 48 hours.

N. Any vehicle in violation of the paragraphs of this

MAIL TO:

c/o Paul Associates, Inc.

6935 Wisconsin Ave.

Suite 400

Chevy Chase, MD

20915

Resolution shall be tagged for removal and towed. Towing of vehicles in violation of this resolution shall be done pursuant to the terms of the Code of Montgomery County, Chapter 30C. Towing or storage fees and damages resulting from removal of a vehicle shall be the sole responsibility of the vehicle owner. Any expenses incurred by the HOA for the removal of a unit owner's vehicle in violation of the provision of this Resolution shall be the sole responsibility of the vehicle owner and, if the vehicle is owned by a tenant(s), guest(s) or invitee(s) of a unit owner(s), any expenses incurred by the HOA for the removal shall also be the sole responsibility of the unit owner. Expenses incurred by the HOA shall be placed as a charge against the unit and shall be a continuing lien upon said unit.

- O. If any resident owner(s) has a disability and requires special parking accommodations, the Board will make reasonable efforts to accommodate that resident owner(s).
- P. The Board of Directors may, from time to time, modify and amend this policy in accordance with the Declaration and By-Laws of the Association and applicable law.

BY ADOPTION of the Resolution, the Tartan Ridge Homeowners Association has created a parking policy and procedure with respect to the assignment of parking spaces, vehicle parking, vehicle registration and enforcement of the policy.

THIS RESOLUTION shall be effective on the ____ day of _____ 2010. This Resolution shall be binding on all present and future unit owners and recorded in the Land Records of Montgomery County, Maryland.

Pernell W. Crockett
President

May 11, 2010
Date

Vice President

Date

Marsha N. Curley
Treasurer/Secretary

May 11, 2010
Date

Serraine Davis
Member-At-Large

5/11/2010
Date

BARITONE COURT ASSIGNED PARKING SPACES

| <u>Address</u> | <u>Reserved Spaces</u> |
|----------------|------------------------|
| 11326 | A and B |
| 11330 | C and D |
| 11336 | E and L |
| 11338 | F and G |
| 11327 | H and K |
| 11325 | I and J |

SONATA COURT ASSIGNED PARKING SPACES

| <u>Address</u> | <u>Reserved Spaces</u> |
|----------------|------------------------|
| 12 | B and C |
| 21 | D and A |
| 15 | E and L |
| 13 | F and K |
| 9 | G and H |
| 7 | I and J |