

KING FARM CONDOMINIUM COUNCIL OF UNIT OWNERS

POLICY RESOLUTION NO. 21-02

Parking Regulations

WHEREAS, Section 2.4.10(a) of the Bylaws of the Council of Unit Owners of King Farm Condominium, Inc., (“the Council”) states that the Board of Directors shall have all the powers and duties necessary for the administration of the affairs of the Council and may do all such acts and things as are not required to be exercised by the members;

WHEREAS, Section 2.4.10(b) of the Bylaws further states that the Board shall have the power from time to time to adopt, amend, and enforce any rules and regulations as the Board deems appropriate;

WHEREAS, Section 6.5(v) of the Bylaws provides that the common elements shall be used in compliance with the Rules and Regulations as adopted and amended by the Board; and

WHEREAS, Section 6.5 of the Declaration of the Condominium provides that the unit owners rights to use the common elements are subject to reasonable rules, regulations, and restrictions as may be imposed by the Board.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby adopts the following revised parking regulations, which apply only to the Condominium’s common element parking spaces (not the public streets adjacent to the Condominium):

- I. General Parking Rules; Permits (which include parking Decals and Hang Tags).**
 1. Unless otherwise authorized by the Board of Directors, the parking lot may not be used for any purpose other than the parking of vehicles.
 2. Parking is on a “first-come, first-served” basis for King Farm Condominium residents and their guests.
 3. Residents may register up to two vehicles and will receive up to two parking decals/permits.
 4. Residents will receive two additional guest permits for temporary use by guests/visitors.
 5. Vehicles with parking decals/permits are authorized to park in any parking space, other than handicap spaces.
 6. Handicap spaces can only be used by vehicles displaying the necessary government issued permits/tags. Unauthorized vehicles parking in such spaces are subject to immediate towing by the Council and may be ticketed/fined/towed by the local authorities.

7. Owners and residents may lease or transfer parking permits to other residents with the approval of the Board; however, no such leases/transfers will be approved for non-residents. The improper sale or transfer of a parking permit will result in the immediate revocation of the parking permit and vehicles displaying the revoked permit will be subject to towing at the vehicle owner's expense.
8. Parking permits cannot be altered or duplicated. Vehicles found with altered or duplicated tags are subject to immediate towing at the vehicle owner's sole risk and expense.
9. All vehicles parked in the common element parking spaces must display the proper parking permit.
10. Resident and Visitor hang tags must be visible, hung on the rearview mirror, facing towards the front of the vehicle. If left on the dashboard or the front seat, the hang tag will be deemed not visible, and the vehicle will be subject to towing.
11. Replacement parking permits/tags can be obtained through the Council's Management Agent at a cost of \$100 per permit.

II. Vehicle Restrictions and Parking Rules.

1. Residents may not park vehicles in such a manner that any portion of the vehicle extends beyond the parking space, in any manner which impedes the normal flow of traffic or prevents ingress and egress of any other vehicle to adjacent parking spaces or the open roadway.
2. Vehicles may not be parked in any area designated for pedestrian or emergency access.
3. Vehicles may not park on any unpaved or unmarked area of the Condominium.
4. All vehicles must be in operational condition and display applicable inspection stickers and license plates. Inoperative or hazardous vehicles are subject to towing. This includes any malfunction of an essential part required for the legal operation of the vehicle or any vehicle which is partially or totally disassembled as a result of the removal of tires, wheels, engine, or other essential parts required for legal operation of a vehicle.
5. Recreational vehicles are prohibited by the Association's Bylaws, which, for the purpose of enforcement of this restriction, shall include motor homes, self-contained campers, mobile homes, boats, all-terrain vehicles, dune buggies, trailers, boat trailers, pop-up campers/tent trailers, any trailer or semitrailer used for transporting personal water crafts, or all-terrain vehicles, whether or not such trailer or semitrailer is attached to another vehicle, and any other type of vehicle primarily designed for recreational use, as opposed to conventional passenger use.
6. Mobile storage units (PODS) are not permitted to be stored in the parking spaces.

7. Except as expressly authorized by the Bylaws, commercial vehicles and oversized vehicles are prohibited by the Association's Bylaws, which, for the purpose of enforcement of this restriction, shall include vehicles with more than two axles or a height that exceeds 78", any vehicle which does not fit entirely in a single parking space, vehicles utilized primarily for business, to transport/carry equipment, material, vehicles that display signage promoting a business or service regardless of the size or appearance of the vehicle, and trucks that are equipped with rigs, ladders, work racks, etc.
8. Commercial vehicles are permitted on the property temporarily during deliveries or services provided to residents.
9. Abandoned vehicles left unmoved in a parking space for more than six (6) weeks are subject to towing unless the owner provides written notice to the Board in advance that he or she will be away and unable to move the vehicle for a period greater than six (6) weeks.
10. Vehicle repairs may not be performed in the common element parking spaces. Minor vehicle maintenance such as adding (but NOT changing) oil, water or antifreeze will be permitted but at no time can ramps/lifts be utilized.
11. Vehicles leaking fluids are not permitted to park in the common element parking spaces.
12. A vehicle owner must not permit the vehicle's security system/alarm to ring/sound for more than fifteen (15) minutes.
13. Vehicles must be operated in a safe and prudent manner, must yield to pedestrians, and travel at an appropriate/posted speed.

III. Enforcement.

1. Any infraction of the parking regulations may result in towing of the violating vehicle in accordance with Chapter 30C of the Montgomery County Code and applicable law.
2. All towing will be at the risk and expense of the vehicle owner.
3. Any infraction of the parking regulations may also result in monetary sanctions in accordance with the Council's enforcement policy and Section 11-113 of the Maryland Condominium Act.
4. The Council reserves the right to exercise all other powers and remedies provided by the Council's condominium instruments or applicable law. Nothing contained herein shall preclude the Board of Directors from seeking injunctive relief or any other remedy available to it in a court of equity.

IV. Miscellaneous.

1. Owners must ensure that their family members/household, residents, tenants, visitors, and/or contractors comply with these rules and regulations.
2. All vehicle owners operating a vehicle or parking on the Condominium property, do so at their own risk, and agree to indemnify and hold harmless the Council and its directors, officers, committee members, employees, and agents against any claims arising out of such use or the towing of their vehicle.
3. The Council assumes no responsibility for the provision of any security service to protect vehicles (and/or their contents) while parked in the parking areas, and it disclaims responsibility for any damage to or theft of any vehicle parked or operated on Council property.
4. This Resolution replaces and supersedes all previous parking policies.
5. The Board reserves the right to amend this Resolution as it deems appropriate.
6. This Resolution was adopted pursuant to Section 11-111 of the Maryland Condominium Act.
7. This Resolution is effective as of January 24, 2022.

Council of Unit Owners of
King Farm Condominium, Inc.

Susan Sellers, President

KING FARM CONDOMINIUM COUNCIL OF UNIT OWNERS

ACTION RECORD FOR POLICY RESOLUTION NO. 21-02

This Resolution was approved and adopted by the Board of Directors of King Farm Condominium, Inc., this 24th day of January, 2022.

Motion by: _____ Seconded by: _____

VOTE:

OFFICER/DIRECTOR:	YES	NO	ABSTAIN	ABSENT
<u>Susan Sellers</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>Anjali Wahi</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>Rodger Pitcairn</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>Jack Dorris</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

ATTEST:

Rodger Pitcairn
Secretary

January 24, 2022
Date

DELIVERY RECORD

I hereby certify that a copy of the foregoing Resolution No. 21-02 was delivered to all unit owners of King Farm Condominium, Inc., on this 24th day of January, 2022.



Alena Marie Proctor, CMCA, AMS