

LAKEVIEW AT BRANDYWINE PARKING POLICY

In accordance with Article VI, Section 6.1 , Article VII, Section 7.2 (d) , 7.4 (a) of the By-Laws, NOW, THEREFORE, BE IT RESOLVED THAT, the Board of Directors hereby declares and adopts the following policy and procedures governing vehicle parking and storage violation enforcement.

A. The following policy hereby supersedes any and all other policies which may have been previously enacted by any Board of Directors for Lakeview at Brandywine Homeowners Association and which may have dealt with the parking and storage of vehicles upon the common elements of the Association.

B. The owner, if readily identifiable, of any vehicle on which current and in state registration plates are not properly displayed, junk vehicle, trailer, camper, truck, camper truck, home trailer, boat, boat trailer, stored vehicle or the like, any vehicle which poses a hazard, or any vehicle not properly parked within marked lines, or any vehicle which is located upon the common elements, without the written permission of the Board of Directors, shall be notified in writing by the Board or its agent to remove such a vehicle from said premises within a period not to exceed 72 hours. In the event that the owner of such vehicle cannot be readily identified, the Board or its agent shall post notification of the intent to remove the vehicle upon said vehicle.

1. All notices to be given under the provisions of this policy shall, as a minimum, include the following information:
 - a. The date and time of notification of the violation;
 - b. The nature of the violation; and
 - c. Rule vehicle found to be in violation of and statement that the vehicle may be subject to removal by towing.

C. The provisions of this policy shall not apply in the following cases.

1. Vehicle(s) parked in a clearly marked fire lane;
2. Vehicle(s) parked in such a manner as to obstruct an entrance or exit to the property;
3. Vehicle(s) parked so as to obstruct the free ingress or egress to any portion of the property or parked space(s). No double parking is allowed under any circumstances.

In the aforementioned cases, the offending vehicle(s) shall be subject to immediate removal without notice, provided however, that a reasonable effort shall be made to identify the owner of such vehicle(s) and request compliance with these policies. A reasonable effort to identify a vehicle owner shall be considered to have been made if the Board and/or its agent shall have attempted to contact residents in at least three (3) units in the vicinity of the location of the vehicle(s) in violation and the Association has complied with any and all County Laws pertaining to towing of vehicles without notice.

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D. The following definitions are hereby established in order to afford a more explicit understanding of the vehicles listed in paragraph B above. Vehicles which meet these definitions shall be considered in violation of the Covenants and this policy.

1. Junk Vehicle:

A junk vehicle is any vehicle that is incapable of passing current Maryland Motor Vehicle Administration inspection procedures and/or that does not properly display valid registration plates. This includes flat tires, expired license plates, missing or cracked windows, etc.

2. Truck:

A truck is a vehicle with a load capacity of greater than 3/4 ton and meeting any one of the following conditions:

- a. Having more than two (2) axles, and/or
- b. Having a cargo (non-passenger) area with dimensions, including all racks which exceed seven feet wide (7'W), eight feet long (8'L), and/or seven feet high (7'H) (from ground).

3. Trailer:

A trailer is any vehicle which is drawn by another vehicle having no motive power (is not capable of moving on its own power).

4. Boat:

Self-explanatory.

5. Camper:

A camper is any vehicle drawn by a car or truck and is used as a temporary or permanent dwelling.

6. House Trailer & Recreational Vehicle:

Self-explanatory.

7. Vehicle on which Valid Registration Plates are not Displayed:

Self-explanatory.

8. Stored Vehicle:

Any vehicle which remains stationary in the common parking areas for a period exceeding 18 days. Proof of this violation must be supplied, in writing, by a member of the Association willing to witness and testify that the vehicle in question has been stationary for a period exceeding 18 days.

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9. Hazard:

Any vehicle parked in an area that can impede access of emergency vehicles or which impedes the safe ingress and egress to or from the property or any parking space(s).

10. Commercial Vehicle and Description:

Any vehicle upon which is displaying writing or advertisements of any type and/or upon which strobe lights, ladders, pipes, lumber, and the like are carried (excluding police or other rescue service vehicles) and/or which garnish any type of lettering, painting or logos.

11. Improperly Parked Vehicles:

Any vehicle not parked completely within a designated marked parking space and/or parked in such a manner as to block the ingress/egress of the common sidewalks.

E. Other Parking Regulations:

1. No major vehicle repairs shall be performed on common ground, parking areas and streets. Homeowners shall be liable for the cleanup of oil/antifreeze stains, repair of common ground and replacement of damaged asphalt resulting from automobile repairs.
2. No vehicle shall be driven or placed on common ground. Homeowners shall be liable for the replacement/reseeding of grass resulting from vehicles driven on common ground.
3. In accordance with Article VI, Section 6.1 of the By-Laws, the Board of Directors shall have the right to delegate or otherwise alter the parking rules.

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EFFECTIVE: March 01, 2013

APPROVED BY: HOA Board of Directors

Tami Langhorne	President
Lee Russ	Vice President
Sonya Anyaka	Secretary
Renee Salmond	Treasurer