

RESOLUTION #1991-3

A Resolution Pertaining to the Towing of Stored Vehicles

WHEREAS, Article III, Section (2) (D)(F) of the By-Laws for the Stockbridge at Tanglewood Condominium (Condominium) provides that the Board of Directors has the authority to adopt and amend the Rules and Regulations governing the operation and use of the common areas of the condominium, and

WHEREAS, Rule no. 11 of the initial Rules and Regulations of the Condominium imposes certain restrictions relation to the parking of vehicles on the common areas of the condominium; and

WHEREAS, the Board of Directors of the Condominium desires to adopt and publish a more comprehensive policy regarding the parking of vehicles on the common areas of the Condominium and to clarify certain ambiguities contained in initial Rule No. 11;

NOW, THEREFORE, BE IT RESOLVED THAT, in support of the above, the Board of Directors hereby declares and adopts the following rules and regulations governing the parking of vehicle on common areas of the condominium and enforcement thereof;

- A. The following rules and regulations hereby supersede any and all other rules and regulations which may have been previously enacted by any Board of Directors for the Condominium relating to the parking and storage of vehicles upon the common areas and facilities of the Condominium.
- B. An independent towing company will be hired by the condominium to remove all vehicles, which violate these rules and regulations, and any charges resulting from said removal will be the responsibility of the homeowner.
- C. All vehicles belonging to an Owner or to a member of an Owner's family or guest, tenant, or employees of an Owner shall be properly parked in the spaces provided, and now such vehicle shall be parked in such a manner as to pose a hazard or to impede or prevent ready access to any other parking space.
- D. The parking of unauthorized vehicles in the common areas of the Condominium is prohibited. Unauthorized vehicles include commercial vehicles, trucks, campers, recreational vehicles, boats, trailers, camper trucks, home trailers, junked vehicles, vehicles without current registration or properly displayed tags and stored vehicles.
- E. The repairing of cars or other vehicles on the premises prohibited.

- F. Any vehicle which violates the provisions of paragraphs C, D, and E hereinabove, without the written permission of the Board of Directors, shall have a notice attached to the vehicle in a conspicuous place, which notice will contain the following:
1. A specification of the violation which exists.
 2. The date and time the notice was attached.
 3. That the violation must be corrected or the vehicle removed within 48 hours after the notice is attached, or the vehicle will be towed at the vehicle owner's expense. This sticker will serve as the vehicle owner's only notice.
- G. Vehicles not removed by the vehicle owner within 48 hours after the notice is attached shall be removed from the common areas by the Condominium. Any towing and storage charges or damages resulting from such removal, if any, shall be the responsibility of the owner of the vehicle. If the vehicle is determined to be owned by a tenant, guest to an employee of a member of the Condominium, the member shall be responsible for any such expenses incurred in the removal of such a vehicle. Such expenses shall be placed as a charge against the unit owned by the particular member and shall be a continuing lien upon said unit.
- H. Any subsequent violation of the rules or regulations, involving the same vehicle or vehicles within one(1) year of the initial violation, will result in the immediate removal of such a vehicle without further notification.
- I. The following definitions are hereby established in order to afford a more explicit understanding of the vehicles listed in paragraphs C and D hereinabove:
1. Junk Vehicle: A junk vehicle is any vehicle that is incapable of passing current Maryland State Motor Vehicle Administration inspection procedures or that does not properly display current registration and/or tags.
 2. Truck: A truck is a vehicle with a load capacity of greater than 3/4 a ton and/or meeting any of the following conditions:
 - a. Having more than two (2) axles, and/or
 - b. Having wheels (not tires) with a diameter which exceeds fifteen inches (15"0) and/or
 - c. Having a cargo (non-passenger) area with dimensions, including all racks which exceed seven feet wide (7'w), ten feet long,(10' L), and/or seven feet high (7' H) (from the ground)

3. Trailer: A trailer is any vehicle, which is drawn, by another vehicle having motor power but is incapable of motor power itself.
4. Boat: Self-explanatory
5. Camper: A camper is any vehicle drawn by a car or truck and used as a temporary or permanent dwelling
6. Camper Truck: A camper truck is a self-propelled camper.
7. Home Trailer: Same as camper
8. Vehicle on which current registration plates are not displayed: self-explanatory
9. Stored Vehicle: Any vehicle which remains stationary in the common parking areas of driveways for a period exceeding thirty (30) days, or which is being moved from space to space within the Condominium but not being driven outside the Condominium during a period exceeding thirty (30) days. Proof of this violation must be supplied in writing, by a member of the Condominium willing to witness and testify that the vehicle in question has been stationary or has not been driven outside the condominium for a period exceeding thirty (30) days.
10. Hazard: Any vehicle parked in an area that can impede access of emergency vehicles or which impedes the safe or ready ingress and egress of private automobiles or emergency vehicles.
11. Commercial Vehicle: Any vehicle upon which is displayed writing or advertisements of any type and/or upon which ladders, pipes, lumber and the like are carried, excluding police or other rescue service vehicles.
12. Improperly Parked Vehicles: Any vehicle that is not properly in a parking area of the Association, excluding fire lane violations which shall be enforced by the appropriate authorities. Properly parked shall mean within the marked lines of parking space.

- J. The Board of Directors may, at their discretion, grant a temporary variance to any owner who applies in writing for an exception to this resolution. The variance will be granted for a specific vehicle for a specific period of time and will be granted based on the validity of the request for variance

Adopted by the Board of Directors of Stockbridge at Tanglewood on this the 21st day of March 1991

John Lucian, President
Stockbridge at Tanglewood, Counsel of Co-Owners