

GUNNERS VIEW CONDOMINIUM, INC. COUNCIL OF UNIT OWNERS

POLICY RESOLUTION NO. 22-01

Parking Regulations

WHEREAS, Article V Section 2 of the Bylaws of the Council of Unit Owners of Gunners View 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, Article V Section 2 of the Bylaws further states the Board may create and enforce such rules, regulations, restrictions, or requirements as may be deemed proper respecting the use of the common elements;

WHEREAS, Article XIX Section 8 of the Bylaws further states that the Board shall have the power from time to time to adopt, amend, and enforce parking rules and regulations as the Board deems appropriate.

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

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. As provided in the Bylaws, no vehicle belonging to any unit owner, or to any guest or employee of any unit owner, shall be parked in any manner which unreasonably interferes with or impedes ready vehicular access to any parking space assigned to any other unit owner.
3. Unassigned parking is on a “first-come, first-served” basis for Gunners View Condominium residents and their guests. Commuter parking and walk offs are prohibited and subject to tow. Parking permits may not be sold or leased to non-residents.
4. Each owner is assigned one (1) numbered parking space which does not require a parking permit.
5. Each owner will be issued one (1) REGULAR parking permit for unassigned parking spaces.
6. Parking permits will only be issued to those who are up-to-date in assessments, fines, or fees due the Gunners View Condominium Association. Parking permits will not be issued if money is owed for any reason. If a unit owner becomes delinquent in payments due the Association, parking permits may be revoked and

any vehicle displaying a revoked permit is subject to towing at the vehicle owner's expense.

7. Owners may purchase up to two additional parking permits, for a cost of \$150 each.
8. The Board, at its discretion, may require the renewal of permits and void out any permits previously issued.
9. Vehicles with parking permits are authorized to park in any unassigned parking space, except for handicap spaces unless additionally authorized.
10. 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. Vehicles occupying handicap spaces must also display a valid parking permit.
11. Owners and residents may lease or transfer REGULAR parking permits to residents of other units with the approval of the Board; improper sale or transfer of any 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.
12. Owners selling or renting their units are responsible for transferring REGULAR parking permits to the new owner/resident. Purchased parking permits are non-transferable.
13. Owners/residents are responsible for reporting lost or stolen parking permits. Lost/stolen parking permits will be deactivated.
14. Replacement of REGULAR parking permits can be obtained through the Council's Management Agent at a cost of \$75 per permit. Purchased permits may be replaced at full price of \$150.
15. Parking permits cannot be altered or duplicated. Vehicles found with altered or duplicated permits are subject to immediate towing at the vehicle owner's sole risk and expense.
16. All vehicles parked in unassigned common element parking spaces must display the proper parking permit. Permit must be properly displayed in clear view, as designated by the board:

Parking permits will be issued in the form of hangtags that must be hung on the rearview mirror, facing towards the front of the vehicle. If left on the dashboard or the front seat, the hangtag will be deemed not visible, and the vehicle will be subject to towing.

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. Vehicles may not be parked to obstruct the trash corrals or in any areas designated for No-Parking.
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, which includes vehicles parked in assigned spaces. Inoperative or hazardous vehicles, which include vehicles leaking fluids, are subject to towing.
5. Car covers are only permitted for use on vehicles occupying an assigned space, and only for vehicles that are otherwise in compliance with the rules set forth herein.
6. Recreational vehicles are prohibited, 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.
7. Abandoned vehicles left unmoved in a parking space for more than two (2) 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 two (2) weeks.
8. 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.
9. A vehicle owner must not permit the vehicle's security system/alarm to ring/sound for more than fifteen (15) minutes.
10. Vehicles must be operated in a safe and prudent manner, must yield to pedestrians, and travel at an appropriate/posted speed.

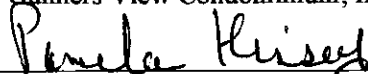
III. Enforcement.

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 1, 2023.

Board of Directors for the Council of Unit Owners
of Gunners View Condominium, Inc.



Pamela Kinsey, President

GUNNERS VIEW CONDOMINIUM, INC.. COUNCIL OF UNIT OWNERS

ACTION RECORD FOR POLICY RESOLUTION NO. 22-01

This Resolution was approved and adopted by the Board of Directors of Gunners View Condominium, Inc., this 29th day of November, 2022.

Motion by: Daniel Read Seconded by: Pamela Kinsey

VOTE:

OFFICER/DIRECTOR:	YES	NO	ABSTAIN	ABSENT
<u>Pamela Kinsey</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
<u>Mark Collins</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
<u>Daniel Read</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
<u>Nichola Deans</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>
<u>Anthony Longo</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>

ATTEST:

Vice President

Date

DELIVERY RECORD

I hereby certify that a copy of the foregoing Resolution No. 22-01 was delivered to all unit owners of Gunners View Condominium, Inc., on this 30th day of November, 2022.



Alena Marie Proctor, CMCA, AMS