



## TCGC PARKING RULES AND REGULATIONS UPDATED 6/2026

TCGC Parking is first come first served. Once we have distributed passes to fill all available spaces, we will need to form waiting lists. URW forms are only available online (TCGCMV.com) and will only be processed if signed by the unit owner. Please see website for instructions.

**VEHICLE PERMITTING:** All vehicles parked within the boundaries of Thomas Choice Gardens Condominium are required to always display a valid parking permit (resident or guest) when parked on the property. The permanent resident pass must be displayed on the left-hand side (driver's side) of the front windshield in the provided adhesive holder. The vehicle and license plate on the resident pass must match the license plate of the vehicle upon which it is displayed. The entire pass must be visible. The guest hangtag permits must be hung on the rearview mirror of the vehicle, with the permit number facing outward. All Thomas Choice Gardens Condominium parking permits must be clearly visible from the exterior of the vehicle, or the vehicle may be towed at the vehicle owner's expense. Motorcycles will be identified by their license plate numbers; all motorcycles belonging to residents or guests must be registered at the office prior to parking on the property; motorcycles are not required to display permits; however, a list of registered motorcycles will be provided to the towing company. Permits will be issued to an owner or the unit's resident(s) only if the owner and tenant (if applicable) has a completed URW on file with required documents attached and a current access key or combination (for keypad locks or lockboxes) for the applicable property. Parking permits for tenant residents will only be issued to individuals that have signed a current lease and show the vehicle is registered to them at the unit address or an immediate family member. Proof of **CURRENT MARYLAND** registration required. The property owner or agent must submit a signed parking pass application for the appropriate unit and tenant(s). Any resident requiring more than two (2) parking permits per dwelling will be charged **\$175 for the third parking permit, \$225 for the fourth parking permit, \$275 for fifth parking permit, \$325 for the sixth, \$375 for the seventh, and \$425 for the eighth**. The fee for additional passes in excess of two (2) per unit will be payable at the time of application and upon any annual or otherwise scheduled renewal of passes. If a registered vehicle is no longer on the property and the unit is requesting a new vehicle pass, the pass registered to the original vehicle must be turned in to maintenance to obtain another pass. If passes are not turned in when requesting the new pass, you will be charged for that vehicle. Vehicle switches will be charged \$35 per change.

**VISITOR/GUEST PARKING:** Unit guest passes will no longer be given out. Guest passes need to be requested by filling out the form on the TCGC website by 2pm on weekdays for pick up no later than 4pm. No passes will be distributed after hours or on weekends. Guest passes will require a \$100 deposit. \$100 will be returned when guest pass is returned. Passes not returned will be marked for tow and the \$100 forfeited. Short term or specialty passes may be available if space permits by visiting the TCGC website and filling out the specialty pass form. A fee structure may be implemented if necessary depending on the circumstances.

**PERMIT TERM:** Permits are renewed annually. The renewal date of the permits may be changed at the discretion of the Board of Directors with 30 days' notice to unit owners.

**CHANGE OF OWNERSHIP AND/OR OCCUPANCY:** If there is a change of occupancy for the unit (owner or tenant), the Condominium Association will supply up to two (2) new resident permits for

the unit at no charge. The permits issued for the previous owners and/or occupants will be rendered invalid and reported to the towing company. Any vehicle displaying the permit of a former owner or tenant shall be subject to immediate tow.

**GENERAL RULES UNLICENSED/INOPERABLE VEHICLES:** No unlicensed or inoperable vehicles are to be stored or parked on the property at any time. An unlicensed vehicle is one with no tags or one without current Maryland State registration stickers. An inoperable vehicle is one with flat tire(s), missing parts, or any condition which makes it unable to move under its own power. This clause is pursuant to Maryland State Law and cannot be excepted under any circumstance. This clause will be enforced pursuant to the language of the Montgomery County Towing Code 30C.

**PROHIBITED VEHICLES: COMMERCIAL VEHICLES:** Commercial vehicles are considered to be, but not limited to, vehicles that utilize roof racks for storage (ladders, pipes, construction materials, etc.), or have lettering, numbering or other forms of advertising or have modifications specific to the performance of a commercial trade (e.g., snow plows). Police and other Governmental vehicles which would otherwise meet the criteria elsewhere herein provided (other than markings) are excluded from the parking requirement for commercial vehicles.

**SIZE LIMITATIONS:** All vehicles shall be four wheels or less and a gross vehicle weight not to exceed 10,000 pounds and have a length of no more than 21 feet measured from end-to-end of the vehicle and a height of no more than 8 feet, measured from ground to the highest part of the vehicle, including racks, but excluding antennas. Oversized vehicles, (those not fitting into (1) parking space), are not permitted to be parked on the property except when in use by a contractor for legitimate business purposes and may not be stored overnight for any reason.

**TRAILERS, CAMPERS, CAMP TRUCKS, HOUSE TRAILERS OR SEMI-TRUCKS:** These are further defined as: a vehicular portable unit, mounted on wheels for use on highways and streets, propelled or drawn on its own or other motor power; of such size and weight as not to require special highway movement permits when drawn by a motorized vehicle (or operated on its own power); primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use and/or generally identifiable by the number of configuration of vents and utility hookups, types of windows, luggage and storage capabilities and general visual appearance not associated with a passenger vehicle normally found in residential communities.

**BOATS:** Any device or structure, of any material, designed primarily for use by one or more persons as a flotation device upon a body of water.

**PROHIBITED PARKING AND ACTIVITIES:**

**REPAIRS:** No work such as changing oil, repairing brakes, etc. or dismantling vehicles, boats, or machinery of any type is permitted. Clean up fees will be applied to the unit owner's account.

**RESTRICTING ACCESS TO OTHERS:** Vehicles may not park in a manner that blocks access to any adjacent parking space. Vehicles parked across more than one space may be towed without notice. Any vehicle that is parked behind another vehicle (piggy-back parking) may be towed without notice. Any vehicle parked in such a manner as to "reserve" a parking space for the exclusive use of one resident is not permitted and any vehicle parked in such a manner is subject to immediate tow.

**NON-PERMITTED PARKING:** Parking on the grass or common areas of the Condominium is prohibited at all times. Any vehicle violating this rule is subject to immediate tow and the charges to restore any damages to the common area will be applied to the unit owner's account.

**FIRE LANE PARKING:** No parking is permitted in the fire lanes AT ANY TIME. Any vehicle parked in a fire lane is subject to fines and immediate towing at the vehicle owner's sole expense.

**DISABLED PARKING:** Thomas Choice Gardens has designated certain spaces for the exclusive use of disabled residents. Vehicles parked in a space marked for the use of disabled persons must display a handicap placard or plates. Failure to do so may result in the vehicle being towed. Reports of misuse of handicapped permits should be reported directly to MCPD for investigation. VEHICLES AND PLATES/PLACARDS MUST BE REGISTERED WITH OFFICE SHOWING NAME OF RESIDENT.

**VEHICLE STORAGE:** Any vehicle, licensed or not, that is not moved for a period of thirty (30) days shall be considered stored or abandoned unless management has received a written request for extended storage noting the reason and dates of storage; such a request may need to be approved by the Board of Directors. Such a vehicle, without an approved extended storage request, is subject to towing at the owner's risk and expense.

**CARPOOLING/WALK OFFS:** Vehicles must display a permit to park in our lots. If a car is parked in one of our lots, and the occupants leave the property either on foot or another vehicle, the car will be stickered and towed

**ENFORCEMENT:** These Vehicle Rules and Regulations shall be enforceable by the Board of Directors of Thomas Choice Gardens Condominium, its agents, officers, and employees, and by the Montgomery County and the State of Maryland Police Departments as applicable. Violators of the Vehicle Rules and Regulations will be subject to towing, fines, prosecution or such other legal action as may be appropriate. The towing company may tow vehicles in violation of any of the aforementioned general rules or for failure to display a valid resident or guest parking permit. The towing company's contact information is displayed on signs located at the entrances to the property and throughout the property.

**LOST OR STOLEN PERMITS:** The replacement cost for a lost permit is \$175.00. If the permit has been stolen, the replacement cost will be waived if a copy of a police report of the theft is presented at the time of the request.

**PERMIT REVOCATION:** Permits may be revoked at any time after written notice is provided to the owner(s) of the unit by the Board of Directors if the occupants, their tenants or guests are found to be in violation of the Governing Documents inclusive of the Rules and Regulations or any subsequent addendum or amendment thereto. Written notification of parking pass revocation will be issued to unit owners or agent. Owners are responsible for notifying tenants of parking permit revocation. Neither the Board of Directors nor management accepts any responsibility for the towing of a tenant's vehicle due to the failure of the owner to provide notice to their tenant.