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PATRICK J. HOOVER
OF COUNSEL

June 16, 1992

Orchard Knolls Homeowners Association
C/O Diane Quinn
12001 Pineapple Grove Drive
N. Potomac, Md. 20878

Re: Parking at Orchard Knolls

Dear Diane:

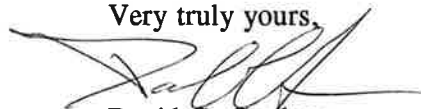
You requested that I write to you regarding the Association's ability to designate parking spaces in the townhouse parking areas within Orchard Knolls. The Association's right to designate parking spaces is governed by the provisions of Article IV, Section 4 of the Declaration of Covenants. According to this section, the owner of each townhouse lot which is without a garage and driveway is entitled to use no more than two automobile parking spaces within the community. However, section 4 goes on to state that the Association may, if it deems it necessary, permanently assign one parking space for each lot which does not have a garage or driveway. Therefore, although the owner of a townhouse may park up to two automobiles within the community, the Association is only entitled to permanently designate one space for each such townhome. Most Associations do this by painting the unit number on the curb in front of the townhouse and attempting to leave the space next to it unpainted so that the owner of that townhouse will naturally tend to use the second unpainted space. Nevertheless, problems inevitably arise regarding the designation of spaces because there will be some townhomes which may not have two spaces directly in front of them and the homeowner will be required to park his car farther away. It is therefore vital that the Board work with the townhome owners to devise a plan which causes the least amount of problems to the homeowners within the townhouse community.

WBU -
GARAGED
TOWNHOMES

It is also my experience that a comprehensive set of parking regulations can be very useful in avoiding problems in the future. Such regulations would include language not only stating that one space has been permanently assigned to each townhome but also defining those vehicles which are not permitted on the premises pursuant to Article VIII, Section 8 of the Declaration. These rules would also include the procedure where by offending vehicles will be towed from the premises. If the Association desires to adopt such a guideline I would be glad to forward samples for your consideration and work with the Association to develop one which meets the requirements of the Declaration.

I hope this letter answers your questions. If not, please do not hesitate to call me.

Very truly yours,



David C. Gardner

Enclosure

ORCHARD KNOLLS

VEHICLES & PARKING RESTRICTIONS

Declaration of Covenants, Article IV-4, 5, and Article VIII-8

1. RESIDENTS OF CHERRY BLOSSOM LANE AND COURT:

Park In Garage and Driveway Only

2. RESIDENTS OF CHERRY BLOSSOM PLACE:

Park In Assigned Space + One Unassigned Space

3. VISITORS:

Park In Unassigned Striped Spaces, Curbside Only Where Permitted
(Not to Exceed 24 Hours – Enacted October 2002)

4. VEHICLES WITH ADVERTISING:

(Not to Exceed 12 Hours – Time Limit Enacted October 2002)

5. PROHIBITED PARKING:

All Sidewalk and Curb Parking is Prohibited Except Where Posted.
Vehicles with Flat Tire(s) – Not to Exceed 3 Days (Enacted October 2002)

6. VEHICLE REPAIRS PROHIBITED

Except Flat Tires. No Extraordinary Maintenance.

7. VEHICLES PROHIBITED:

Motor-homes, Boats, Campers, Trailers, Vehicles Exceeding 4-Wheels, Trucks Exceeding 3/4 Ton, Vehicles Exceeding 2 Axles, Accident Vehicles, Vehicles Violating Motor Vehicle Law

8. VEHICLE STORAGE IS PROHIBITED EXCEPT:

- In Garage, Driveway, or Assigned Space in Cherry Blossom Place
- Inoperative - Unassigned Space Not to Exceed 3 Days
- Operative - Unassigned Space Not to Exceed 30 days. (Enacted October 2002).

Violators will be Towed and Stored at Owner's Expense.

Association will Randomly Monitor and Tow Violating Vehicles

**If Towed call: G&G: 301-588-7090 or
County Police: 240-773-5241**

*2 SIGDS INSTALLED
11/19/02*