

# Thomas Choice Gardens Condominium

## Vehicle Parking Rules and Regulations

Requests for parking permits can be downloaded from (TCGCMV.com) and will only be processed if signed by the unit owner. Forms may also be requested from management.

### **VEHICLE PERMITTING**

All vehicles parked within the boundaries of Thomas Choice Gardens Condominium are required to display a valid parking permit (resident or guest) at all times when parked on the property. The permanent resident pass must be displayed on the left-hand side (driver's side) of the front windshield. The vehicle and license plate on the resident pass must match the license plate of the vehicle upon which it is displayed. The guest hangtag permits must be hung on the rearview mirror of the vehicle, 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 up-to-date emergency contact information on file, including a pet registration form (if applicable), 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 or an immediate family member. 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 \$75 for each additional parking permit. The fee for additional passes in excess of two (2) per unit will be payable at the time of issuance and upon any annual or otherwise scheduled renewal of passes.

**VISITOR/GUEST PARKING:** One 72-hour guest permit shall be issued to any unit providing the required information listed in the prior paragraph. A second guest pass can be requested in writing by an owner of the unit.

**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 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 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 of vehicles, boats, or machinery of any type is permitted.

**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.

**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.

## **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 afore mentioned 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 \$50.00. 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 to notify 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 failure of the owner to provide notice to their tenant.

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