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Rules for Use of Motor Vehicles on Pine Valley Condominium Association Common Elements

Adopted: June 14, 1995

Revised: February 15, 2014

Enacted: February 19, 2014

The following Rules apply to all Pine Valley Condominium Association (“PVCA”) homeowners, tenants and visitors. The Board of Directors (“Board”) has adopted these Rules pursuant to Article X of the Pine Valley Bylaws.

1. **DEFINITIONS.** These Rules apply to all motor vehicles operated or parked within Pine Valley Condominium Association, Inc. (“Pine Valley”) common and limited common elements. Motor vehicles may only be operated or parked on Pine Valley roads, driveways, garages or in marked parking spaces. Roads are defined as all asphalt-paved surfaces, bound by curbs, within Pine Valley common elements. Marked parking spaces are only those portions of roads that lie in-between painted, white tick marks. Motor vehicles (“Vehicles”) are defined as any electric or gasoline-powered vehicle, except for lawnmowers and children’s toys.
2. **SPEED LIMIT.** The speed limit for all vehicles operated in Pine Valley is 13 mph.
3. **PERMISSIBLE PARKING LOCATIONS.** Except as provided by Section 4 of these Rules, vehicles may only be parked in the following locations:
 - (a) In the resident’s garage
 - (b) On a resident’s driveway, in a manner that does not block the sidewalk; and
 - (c) On the road in any marked parking space
4. **ON-STREET PARKING OUTSIDE OF MARKED SPACES IS PROHIBITED EXCEPT WHEN REASONABLY NECESSARY FOR LOADING/UNLOADING.** Only for purposes of loading/unloading passengers or other items, vehicles may be parked on the road, outside of a marked parking space, for a maximum of two (2) hours per day, provided that:
 - (a) The vehicle is not blocking a resident’s driveway without that resident’s consent;
 - (b) The vehicle is not blocking reasonable use of the sidewalk; and
 - (c) The vehicle is not otherwise preventing reasonable use of the road (*i.e.* emergency vehicle access and/or oncoming traffic).



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5. **DRIVEWAYS RESERVED FOR ADJACENT UNIT.** Vehicles may only be parked in driveways with the consent of the homeowner to whose unit the driveway leads.
6. **VEHICLES PARKING HANG TAGS AND/OR GUEST TAGS.** Except for vehicles parked in driveways or garages, vehicles parked in Pine Valley for longer than twenty-four (24) hours per day must display a current Pine Valley hanging tag or a current guest tag. Each unit in Pine Valley is assigned two (2) hanging tags, to be issued to the unit's homeowner. Hanging tags and guest tags must be clearly visible through the vehicle's front window. The Board may, at its discretion and upon a homeowner's request, assign additional hanging tags or one or more temporary guest tags to a unit. Homeowners are responsible for ensuring that their guests and tenants comply with all applicable Pine Valley Rules and the Bylaws.
7. **VEHICLES MUST BE OPERABLE, BUT ROUTINE MAINTENANCE ALLOWED.** Any vehicle parked on a driveway or on the road must be in a condition that allows it, under Title 23 of the Maryland Code's Transportation Article, to be "operated on a highway." Vehicles must display a current license plate. Routine vehicle maintenance is permitted in Pine Valley (oil change, etc.) but only in garages and driveways and, if done in a driveway, must be completed within forty-eight (48) hours.
8. **BOATS/TRUCKS/RVs/TRAILERS PROHIBITED.** To clarify Article X, Section (3)(l) of the Pine Valley Bylaws, only passenger vehicles (which the Maryland Transportation Code's Transportation Article defines as "Class A" vehicles) and motorcycles may be parked in driveways or roads for longer than two (2) consecutive hours. Other vehicles, including trucks, trailers, RVs and watercraft, may not be parked in driveways or roads for longer than two (2) hours per day. For purposes of these Rules, standard production SUVs and pick-up trucks are considered to be passenger vehicles.
9. **ENFORCEMENT.** The Board of Directors, or any person who the Board so designates, is responsible for enforcing these Rules. The Board, at its discretion, may issue a fine of \$50.00 per violation of these Rules to either the registered owners of the vehicle in violation, the Pine Valley homeowner to whom the Board issued a parking hanging tag and/or guest tag for that vehicle, or to any other person who caused the vehicles to be in violation. The Board may, at the vehicles owner's risk and expense, have any vehicle towed from Pine Valley if it (a) creates, in the Board's reasonable judgment, an imminent safety hazard to Pine Valley's residents; or (b) is in violation of these Rules and/or the Bylaws and is registered to, or operated by, a person who the Board has previously cited for violating these Rules. The Board may deny vehicular use of the Pine Valley roads to any person who operates a vehicle in Pine Valley in excess of the 13 mph speed limit.
10. **EXCEPTIONS TO RULES MUST BE REQUESTED AND MADE IN WRITING.** The Board may, at its reasonable, non-arbitrary discretion, grant temporary exceptions to these Rules for individual Pine Valley homeowners, tenants and guests. Such requests must be made in writing and received by ProCom, Inc. (or the Board's current management company) ("Management Company") at least



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five (5) business days prior to the proposed effective date of the exception. The Board will respond to such requests by either granting (in whole or in part) or rejecting the request. A rejection will be accompanied by a brief explanation stating the Board's reason(s) for denying the exception. If a resident notified the Management Company in accordance with these Rules and neither the Management Company nor the Board notifies the resident of the Board's decision within five (5) business days of receiving the notice, the exception will be deemed granted until such time that the Board or the Management Company notifies the resident otherwise.