



MEMO

To: ALL MEMBERS OF WOODLAND LAKE COMMUNITY
From: THE BOARD OF DIRECTORS & FOR ALL RESIDENCES, LLC.
Date: May 29, 2026
Re: Notice of New Parking Rules & Regulation – Board Resolution

Please be advised that the Woodland Lake Maintenance Corporation Board of Directors has officially adopted the new Parking Rules and Regulations, which will become effective on August 1, 2026.

Parking permit pick-up will begin on July 6, 2026, and will take place Monday through Wednesday between the hours of 5:00 PM and 7:00 PM at the Clubhouse located at 15611 Everglade Lane, Bowie, MD 20716.

Kindly note that after August 1, 2026, all vehicles without valid parking passes will be subject to towing without further notice.

Residents are strongly encouraged to complete all required paperwork and obtain their parking permits prior to the effective date to avoid towing or enforcement actions.

ALL vehicle registrations MUST be valid to receive parking passes.

Thank you for your cooperation and assistance in helping maintain orderly parking within the community.

Woodland Lake Maintenance Corporation
Board of Directors



**RESOLUTION OF THE BOARD OF DIRECTORS
OF WOODLAND LAKE MAINTENANCE CORPORATION**

(Relative to Parking on Community Space)

WHEREAS, Woodland Lake Maintenance Corporation is a duly created Corporation in the State of Maryland, pursuant to the recordation of a Declaration of Cross Easements, which is recorded among the Land Records for Prince George's County, Maryland in Liber 10910, folio 782, *et seq.* and its By-Laws; and,

WHEREAS, pursuant to Article VII, Section 7.1 of the By-Laws, the Board of Directors (the "Board") has the power to adopt, publish, amend or delete Rules and Regulations governing the use of the Community Space; and,

WHEREAS, pursuant to the Declaration, the Corporation's parking areas are considered Community Space; and,

WHEREAS, the Board adopted certain Rules and Regulations on behalf of the Corporation, which pertained to parking; and,

WHEREAS, pursuant to Article VII, Section 7.1 of the By-Laws, the Board may establish penalties for the infraction of the rules and regulations, including, but not limited to monetary fines; and,

WHEREAS, the Board desires to establish these Rules and Regulations in accordance with its governing documents, and as otherwise provided by law.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors of Woodland Lake Maintenance Corporation on behalf of the Corporation, duly adopts the following Resolution Relative to Parking on Community Space:

1. PARKING POLICY AND PARKING PERMIT APPLICATION. The Parking Policy and Parking Permit Application attached hereto and incorporated herein as Appendix A, are duly adopted by the Board of Directors of Woodland Lake Maintenance Corporation and shall supersede all previous Parking Policies and/or Parking Permit Applications as of the effective date.
2. RIGHT TO REVOKE. The Board of Directors reserves the right to modify or revoke the Rules and Regulations at any time.
3. EFFECTIVE DATE. These Rules and Regulations shall become effective on August 1, 2026.

[SIGNATURES TO FOLLOW]

BOARD OF DIRECTORS
WOODLAND LAKE MAINTENANCE
CORPORATION

May 19, 2026

DATE

ATTEST

May 19, 2026

DATE

Claudine M. Bobb

By:

PRESIDENT

Daniel T. Walker

By:

SECRETARY

TO: All Unit Owners of the following Communities - Bowie Towers Condominium, Inc.,
Bowie New Town Center Condominium, Inc., Woodland Lake Condominium, Inc.,
and Woodland Bowie Condominium, Inc.
FROM: Woodland Lake Maintenance Corporation Board of Directors
SUBJECT: Woodland Lake Maintenance Corporation Parking Policy and Parking Permit
Application

*The Woodland Lake Maintenance Corporation (WLMC) Parking Policy contains guidelines for our community and identifies the instances wherein a vehicle is subject to being towed. ALL costs and liabilities associated with recovering a vehicle towed from the community's parking areas are the responsibility of the vehicle's owner unless it can be established that the vehicle was not parked in violation of the rules set forth below. Vehicle Owner's please read the policy carefully and adhere to the requirements. **By signing, you have acknowledged receiving this policy and must return the signed forms and required documentation to For All Residences, Property Manager for the Woodland Lake Maintenance Corporation, to receive parking permit(s).***

Required Documentation:

The WLMC Board of Directors requires each vehicle owner to complete a Parking Permit Application for each vehicle which must display a valid parking permit. A copy of a valid Rental License from the City of Bowie and a Lease Agreement is required for any units occupied by Tenants to obtain parking permits. The Parking Policy is effective as of August 1, 2026.

Permit Parking:

Homeowners and Visitors are required to display a valid parking permit or visitor permit suspended from the rearview mirror of their vehicles when parked in designated parking spaces on the property. Failure to display a valid parking permit will result in immediate tow of the vehicle.

1. Homeowners can receive up to two (2) parking permits and one (1) visitor permit at no cost. One (1) additional permit can be purchased at a cost of \$50.00.
2. No more than four (4) permits will be issued per unit (combination of Owner\Visitor Permits).
3. An offsite Homeowner with a tenant occupied unit will **not** be issued a parking permit.
4. Any replacement permit is \$50.00 per permit. All permit numbers including replacement permits will be provided to the tow company. Any vehicles displaying an invalid permit will be subject to immediate tow.
5. No commercial vehicles of any kind are permissible. Commercial vehicles are defined, pursuant to the City of Bowie: has 300 cubic feet or more of load space; MG/VW exceeds 7,500lbs; has dual rear axles; lettering, insignia, icon, or graphics is greater than 4 inches in height; is a tow truck; is a stake platform truck; or, is a crane.
6. Any vehicle remaining in more than one parking space will be towed without notice.
7. Trailers, motor homes, box trucks, or recreational vehicles are strictly prohibited from parking on the property.
8. Parking spaces are for vehicle parking only. No storage bins, pods, trailers of any kind are allowed.
9. Motorcycles are permitted to park in a parking space provided there is an affixed parking permit displayed on the motorcycle.

10. Any covered vehicle must have a visible parking permit displayed.
11. Vehicles not displaying a resident parking permit or visitor parking permit during the hours of 9:00 PM - 6:00 AM (7 days per week including Holidays) will be towed without notice.
12. No individual may erect signs or place initials, numbers, or storage containers, or make any other additions or alterations to any parking spaces.

Visitor Parking: (Temporary passes should be requested 48hrs in advance or within a reasonable time).

1. Visitor parking is available on a first come, first serve basis.
2. Vehicles belonging to visitors must display a valid visitor parking pass.
3. Visitor parking passes are available from For All Residences (Property Manager).

Handicap Parking:

1. Any vehicle parked in a handicapped parking space must display a valid handicap vehicle plate or hang tag in addition to appropriate resident or visitor parking permit. Handicapped parking spaces adhere to the same guidelines as stated for **Permit Parking**.

Abandoned Vehicles, Derelict Vehicles, and Expired Tags:

1. Derelict vehicles will be towed after a 48 hour notice is affixed to the vehicle.
2. A derelict vehicle is defined for the purposes of this parking policy as a vehicle visibly undrivable condition (i.e., flat tire(s), broken windshield, stolen, etc.)
3. Any vehicle with expired tags or no tags is subject to immediate tow. **Vehicle tags are considered expired on the first of each month.** Expired tags are in violation of the Maryland State Law.

Parking in a Non-Designated Area:

All vehicles parked outside of the parking spaces/areas are subject to being towed immediately with **NO** notice including vehicles displaying a parking permit.

Sharing of Decals/Permits:

Parking permits are not allowed to be leased, transferred, or shared. Failure to comply will result in immediate tow of the vehicle and/or a \$250 penalty after notice and an opportunity for hearing.

Additional Parking Restrictions Subject To Immediate Tow:

1. Any vehicle parked in fire lane.
2. Any vehicle taking up two parking spaces and/or preventing use of the second space.
3. Any vehicle parked in other than a marked parking space.
4. Any vehicle double parked, blocking another vehicle, trash coral, or dumpster.
5. Any vehicle parked in such a way as to impede full access to sidewalks or designated walking paths.
6. Any vehicle parked on the grass.
7. Any vehicle with an invalid display of a parking permit.
8. Any vehicle in a No Parking Zone.
9. Violations of the parking policy may result in monetary fines and other penalties as permitted by the governing documents and law.

Homeowner Responsibility

In the event a unit is sold, it is the Seller's responsibility to inform the Buyer of the WLMC Parking Policy. The Buyer must apply for a parking permit within 5 business days of occupying the property. Please contact For All Residences, P.O. Box 3120, Crofton, MD 21114, Direct: 301-792-3715, email: admin@forallresidences.com.

In the event the unit is rented, it is the Homeowner's responsibility to inform the Tenant of the WLMC Parking Policy. No permits will be issued without the Homeowner's consent, the Parking Permit Application, a copy of a valid Rental License from the City of Bowie, and payment in full. All parking permits will be issued to the Homeowner.

Towing Company Locations and Contact Information:

WLMC has a towing contract with Fast Lane Towing to perform towing services. Fast Lane Towing is located at 4110 Suit Road, Lot 15 District Heights, MD 20747. The telephone number is Tel: 301-420-4012. The office hours are 24 hours, 7 days per week. Vehicles towed cost a minimum of \$175.00 and \$50.00 per day for storage fees. All fees are the vehicle owner's responsibility.

The WLMC Board of Directors has the sole authority to promulgate, adopt, and amend these parking regulations.

WOODLAND LAKE MAINTNENANCE CORPORATION (WLMC) PARKING PERMIT APPLICATION

Homeowner Name: _____

Onsite Property Address: _____

Offsite Address: _____

Work Phone: _____ Cell Phone: _____

Email: _____

TENANT IFORMATION

Name: _____

Address: _____

Home Phone: _____ Work Phone: _____

Cell Phone: _____ Email: _____

(No Fee) Permit # _____ Make: _____ Model: _____ Color: _____ Tag# _____ State: _____	(No Fee) Permit # _____ Make: _____ Model: _____ Color: _____ Tag# _____ State: _____	(No Fee) Permit # _____ Make: _____ Model: _____ Color: _____ Tag# _____ State: _____	(\$50.00 Fee) Permit # _____ Make: _____ Model: _____ Color: _____ Tag# _____ State: _____
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PAYMENT INFORMATION

(If you are purchasing the 4th parking pass, please make checks or money order payable to: Woodland Lake Maintenance Corporation)

Mailing address:
 WLMC
 c/o For All Residences
 PO Box 3120
 Crofton, MD 21114

Parking permits are non-transferable. If any of the above information changes, the Unit Owner must obtain new parking permits within five (5) days of new Tenant occupying the property. A copy of a valid Rental License from the City of Bowie and Lease Agreement is required for distribution of parking permits for Tenants and must accompany this request.

*****A replacement parking permits will cost \$50.00 per permit*****