

Homeland Village at Olney Townhouse Condominium  
Parking Rules/Regulations

092616

The following parking regulations replace all prior parking rules & regulations for the townhouse condominium.

Voluntary Reserved/Assigned Parking, one reserved parking space for each townhome, as requested by a petition signed by majority of owners and residents is now in effect. A parking diagram is attached and all residents are asked to use their "Reserved" parking space as indicated on the diagram, and no other parking space marked "Reserved" Homeland Village at Olney Townhouse Condominium adopts the following parking rule for Golden Spring Court: Owners and residents may park a maximum of two motor vehicles per each Golden Spring Court address/residence, that has a Voluntary Reserved/Assigned parking space in the Golden Spring Court parking lot. Signs will be installed indicating that parking is For Residents Only. These signs are meant to deter evening and overnight trespass parking by non-residents, and will allow the Board to take action against violators. The signs are not meant to restrict non-resident workers who need to access to Golden Spring Court parking between 7:00 a.m. and 5:00 p.m., Monday through Friday. Any vehicle that is parked on Golden Spring Court weekdays, between 7:00 a.m. and 5:00 p.m. will not be considered in violation.

Residences that have a Golden Spring Court address, but that have their Voluntary Reserved/Assigned parking space on Vintage River Terrace should not park in the Golden Spring Court parking lot.

The Homeland Village at Olney Townhouse Condominium Board of Directors may enforce parking rules as permitted by the Maryland Condominium Act, the Declaration of Covenants and the Bylaws, Article III, Section 2. (j) that provides for the Board of Directors to enforce rules by "...levy(ing) reasonable fines against Unit owners for violations...after notice and an opportunity to be heard is given pursuant to the Act. Collection of fines may be enforced against the Unit owner...as if the fines are a common charge owed by the particular Unit owner...". After providing the opportunity for a hearing before the Board of Directors to discuss the violation, fines may be placed on the owners' assessment account and treated as an unpaid assessment, subject to late fees and collection action including legal fees and property liens. Owners who rent their property are responsible for insuring that their tenants abide by all the covenants, rules and regulations of the Condominium.

Invalidation of any part of the above parking regulations shall in no way affect any other part.

Adopted this 9<sup>th</sup> day of November 2015 and Amended this 26<sup>th</sup> day of September 2016 by Homeland Village at Olney Townhouse Condominium Board of Directors.

-----  
Addition to Policy being considered by Homeland Village at Olney Townhouse Condominium Board of Directors  
November 21, 2016:

Owners and residents who are permitted to park two vehicles on Golden Spring Court (one in a Reserved/Assigned parking space, one in an open parking space) will be assigned two different color parking permit hang tags. One color will be used for the Assigned/Reserved parking space and the other color for the open space. Any vehicle parking on Golden Spring Court between 5:00 p.m. and 7:00 a.m. must display a Condominium-assigned parking permit hang tag.

Violators of the Parking Rules are subject to a fine of \$25 per vehicle, per day; after they have been provided with the opportunity for a hearing before the Board of directors and after they have received a first notice of the Board's intent to enforce the fine.