

**PARKING RULES – Revised 2009**  
Adopted by the Board of Directors on December 1, 2009  
Effective March 22, 2010

***PINES ONE PARKING RULES, REGULATIONS AND PROVISIONS***

The following Rules and Regulations govern the parking and use of motorized vehicles of all types anywhere on Pines One property. These Rules and Regulations have been adopted by the Board of Directors to provide fair and equitable parking for all residents, and to preserve the appearance and value of the property.

In the event an owner is in violation of the Master Deed, Bylaws, Rules and Regulations, or if any owner is delinquent in the payment of ANY fees (fines, gas fees, late fees, attorney fees or assessment fees, etc.) to the association, the parking privileges will be suspended and the resident's vehicle(s) is/are subject to towing at owner's expense.

**A. *PARKING PROVISIONS***

A-1 The Board of Directors and their designated agents and employees assume no responsibility or liability whatsoever for the loss or damage to any vehicle which is parked or operated on the premises.

A-2 All nonresident owners are responsible for their tenants' compliance with these rules. All residents are responsible for their family and guests. Owners are responsible for the actions of and consequences of their tenants, guests, invitees, contractors, etc.

A-3 A maximum speed of 10 miles per hour may not be exceeded within the Pines One property.

A-4 The parking area at Pines One is solely for the use of Pines One owners, Pines One tenants with current leases on file, and authorized guests of the owners or tenants. All other vehicles on Pines One property are subject to towing from the property without notice at vehicle owner's expense.

A-5 All vehicles parking facing a building must be front end only parking. All other vehicles must be parked with a "Permit A" or "Permit Required" permit visible from the parking lot (i.e. vehicles parked along the fence line or in an open space NOT facing a building must be backed-in).

A-6 All posted parking regulations shall be observed; all violators are subject to towing at vehicle owner's expense.

**B. *PERMIT A***

B-1 One "Permit A" will be issued to each unit. This "Permit A" permit will allow parking in areas designated as Permit A Parking Only or any other parking space in the Pines One.

B-2 "Permit A" may not be used for any Pines One unit other than the one to which it was issued. "Permit A" will allow the vehicle on which the "Permit A" is displayed to park in a "Permit A Parking Only" space, or any other available parking space. Exceptions are covered in "Section E. Commercial Vehicles".

B-3 If the unit's "Permit A" is lost, damaged or stolen, the unit owner must write to the Board of Directors requesting a new "Permit A". The Board will decide on a case-by-case basis whether to issue a new "Permit A". There will be a charge for a replacement "Permit A" to be determined from time to time by the Board of Directors. When a "Permit A" is replaced, the "Permit A" issued prior to the replacement is cancelled/invalid.

B-4 The owner of the unit is responsible for "Permit A" and must forward it to the next owner upon the sale of the unit. "Permit A" goes with the unit.

B-5 Cars under car covers must have a view window in which "Permit A" is clearly visible.

B-6 HOURS OF ENFORCEMENT FOR "PERMIT A" PARKING SPACES WILL BE: Sunday through Saturday (7 days a week) including Holidays from 12 a.m. to 7 a.m. Vehicles parked in the areas marked "Permit A Parking Only" without a valid "Permit A" are subject to towing at the vehicle owner's expense without notice.

B-7 "Permit A" must be hung on the rear view mirror with the permit number facing the windshield. "Permit A" must be clearly visible from the exterior of the vehicle.

### **C. PERMIT REQUIRED**

C-1 Two "Permit Required" permits will be issued to each unit. These "Permit Required" permits will allow parking in all areas designated as "Permit Required" spaces from 12 a.m. to 7 a.m./7 days a week including Holidays. (All areas not marked as "Permit A" or Handicapped are designated as Permit Required.)

C-2 "Permit Required" permits may be used for additional vehicles belonging to a unit, or a guest, tenant, rental vehicle, etc. A "Permit Required" permit will allow the vehicle on which the "Permit Required" permit is displayed to park in a "Permit Required" parking space during the hours of 12 a.m. to 7 a.m., 7 days a week including Holidays without being subject to towing. The "Permit Required" permit must be hung on the rear view mirror. "Permit Required" must be clearly visible from the exterior of the vehicle. Exceptions are covered in "Section E. Commercial Vehicles".

C-3 The owner of the unit is responsible for the two "Permit Required" permits and must forward them to the next owner upon the sale of the unit. The two "Permit Required" permits go with the unit.

C-4 If unit's "Permit Required" permit is lost, damaged or stolen, the unit owner must write to the Board of Directors requesting a new "Permit Required" permit. The Board will decide on a case-by-case basis whether to issue a new "Permit Required" permit. There will be a charge for a replacement "Permit Required" permit to be determined from time to time by the Board of Directors. When a "Permit Required" permit is replaced, the "Permit Required" previously issued prior to the replacement is cancelled/invalid. – **Revision: At the November 2, 2010 meeting, the Board of Directors voted to allow Management to issue replacement passes following the approved guidelines at the fee of \$50.00 per pass.**

C-5 Cars under covers must have a view window in which Permit Required is clearly visible.

C-6 HOURS OF ENFORCEMENT FOR PERMIT REQUIRED PARKING SPACES WILL BE: Sunday through Saturday (7 days a week) including Holidays from 12 a.m. to 7 a.m. Vehicles parked in

the areas designated Permit Required from 12 a.m. to 7 a.m. without a valid “Permit Required” permit are subject to towing at the vehicle owner’s expense without notice.

C-7 “Permit Required” must be hung on the rear view mirror with the permit number facing the windshield. “Permit Required” must be clearly visible from the exterior of the vehicle.

**D. GREEN SPACES**

D-1 GREEN spaces may be utilized by any owner(s)/resident(s)/guest(s) with a valid “Permit A” or “Permit Required” permit. Any vehicle parking in the green spaces without a “Permit A” or “Permit Required” permit will be subject to immediate towing without notice at the vehicle owner’s expense.

D-2 GREEN spaces are enforced 24 hours a day/7 days a week including Holidays. All violators are subject to immediate towing at the vehicle owner’s expense.

**E. COMMERCIAL VEHICLES**

E-1 “Permit A” and “Permit Required” permits may be used to park any commercial vehicles covered in this section in a “Permit A Parking Only” space or a “Permit Required” space 12 a.m. to 7 a.m. The owner of the vehicle must display a valid “Permit A” or “Permit Required” permit when parked in the designated area 12 a.m. to 7 a.m./7 days a week including Holidays.

E-2 Commercial vehicles are defined as follows:  
Any vehicle less than a ¾-ton payload or which does not exceed eighteen (18) feet in length. Any vehicle that is recognizably being used to store items is not allowed.

E-3 Police squad cars and the truck owned by the complex and used for maintenance on the common areas will not be considered commercial vehicles.

**F. PODS**

F-1 “PODS” are not permitted to remain in the parking lot overnight without written permission by the Board of Directors. Residents must submit a written request to the Board of Directors.

F-2 PODS must not occupy more than one parking space.

F-3 Pines One staff must supervise the placement of the POD to ensure it does not adversely affect the flow of traffic or compromise the safety of residents or property.

**G. PROHIBITED PARKING/STORING OF VEHICLES**

G-1 Resident’s motorcycles are allowed to park only in areas that are designated by the Board of Directors. The operation of unlicensed motorized bikes is not permitted on Pines One property.

G-2 Vehicles shall be parked in the spaces provided and shall not be parked in more than one space or parked in a manner that prevents ready access to any other space. Vehicles may not extend over the white lines of any space.

G-3 Parking is prohibited in the following areas: (a) fire lanes, (b) on sidewalks, (c) on any grass areas. In the event of a violation of this rule, the vehicle will be towed without notice and the owner of the vehicle involved will be assessed the full cost of any repairs and/or charges to restore the common area.

G-4 The storing of vehicles on common property is prohibited. A stored vehicle is defined as any vehicle parked in the same parking space without moving for a period of sixty (60) days or more. A written complaint must be filed by an owner/tenant or management agent. The Pines One rules enforcement procedure(s) will be used to process the complaint.

G-5 The parking of vehicles without current tags, junk or inoperable vehicles (unable to drive on State/County roads), vehicles with broken windows, flat tires, etc. is strictly prohibited. Any such vehicle parked on the premises for a period exceeding forty-eight (48) hours can be towed at the vehicle owner's expense. Owner must submit a written request for an extension and include the reason for the extension to the Board of Directors for review.

G-6 Overnight parking of contractor vehicles is prohibited and subject to towing at vehicle owner's expense.

G-7 Boats and trailers are prohibited and subject to towing at vehicle owner's expense.

## **H. OTHER PROVISIONS**

H-1 Towing charges will be set by the towing company in accordance with Prince George's County laws.

H-2 "Permit A" and "Permit Required" permits are issued by the service coordinator during office hours. The office is located at 10210-T1 Prince Place. The telephone number is 301-336-3850. The following documents MUST be on file in the Pines One office to obtain "Permit A" and/or "Permit Required" permits:

Resident Owner - settlement sheet or proof of ownership of home

Non-resident Owner - current lease

Non-resident Owner's - proof of Prince George's County Rental License.

The following requirements MUST be met in order for "Permit A" and "Permit Required" permits to be released:

ANY fees due the Association (fines, gas fees, late fees, attorney fees or assessment fees, etc.) must be paid in full and the account must be current.

Owners and Tenants (with Power of Attorney) must present valid photo ID.

All outstanding violations must be corrected and verified by the Community Manager.

H-3 Any additional handicapped parking spaces will be evaluated by the Board of Directors on an as needed basis.

H-4 Any resident may appeal the denial of a "Permit A" or "Permit Required" permit to the Board of Directors. **WAIVERS AND EXCEPTIONS MAY BE GRANTED BY THE PINES ONE BOARD OF DIRECTORS.**

A request for an exception or waiver or an appeal to the Board of Directors for "denial" of a permit shall be:

1. written, and
2. filed with the Board of Directors not less than seven days prior to the monthly Board meeting.

H-5 No vehicle repairs, including changing oil or antifreeze, are permitted on Pines One property.

H-6 These Rules and Regulations are presented in conjunction with the By-laws of Condominium No. One of the Pines, Inc. They do not supersede or negate and are subordinate to any article in the By-laws of Condominium No. One of the Pines, Inc. Furthermore, the Rules and Regulations presented herein do not relieve any residents from abiding by any and all By-laws of this corporation.

## ***I. TOWING***

I-1 In the event your vehicle is towed, you will need to contact the towing company listed on each building's bulletin board. Please do not call the management agent, the Pines One on-site office, or the Pines One Emergency Number to recover your vehicle as they are not authorized to release vehicles from impound, nor can they reimburse you for your towing charges. If you believe that your vehicle was towed in error, you must contact the Prince George's County Vehicle Audit Department at 301-952-1873 to request a Show Cause Hearing. Prince George's County Vehicle Audit Department will send you the necessary forms to complete in order to schedule a hearing.

I-2 In the event an owner is in violation of the Master Deed, Bylaws, Rules and Regulations, or if any owner is delinquent in the payment of ANY fees (fines, gas fees, late fees, attorney fees or condominium fees, etc.) to the association, the parking privileges will be suspended, "Permit A" and all "Permit Required" permits become invalid and the resident's vehicle(s) is/are subject to towing.

I-3 Privileges will be reinstated after correction of the infraction and/or payment of ALL fees due.