

Coldspring 1B Condominium Vehicle Operation and Parking Regulations

Vehicle owners and/or operators must exercise reasonable caution and care while operating their vehicles on Condominium property. This includes, but is not limited to, compliance with all applicable laws, statues and ordinances of the City of Baltimore, the State of Maryland and these Rules. Operators must comply with all posted speed limits.

No vehicle, including but not limited to passenger vehicles, trucks, sport utility vehicles, motorcycles, mopeds, mowers, cars, scooters, all terrain vehicles and other motorized equipment (collectively "Vehicle"), may be parked in any garage areas or upon the Common Elements unless the Vehicle has been registered with the Condominium in accordance with the policies and procedures established by the Board of Directors. No Vehicle belonging to an Owner, occupant or guest shall be parked in any manner as to impede or prevent full access to any fire lane, entrance, exit or parking space allocated to another Unit. No Vehicle shall be parked in such a manner that it prevents another Vehicle from entrance to or exit from parking areas or the Condominium property. No inoperable, unlicensed, unregistered, or abandoned Vehicle shall be parked or stored upon the Condominium property, Common or Limited Common Elements, nor shall any Vehicle be parked and/or operated upon any pedestrian walkway, deck or grassy area. No commercial vehicle, recreational vehicle boat or trailer may be parked on any Common Element. No repair or maintenance of automobiles or other vehicles or boats may be undertaken on any of the Common Elements.

- Each unit will be assigned a parking space for at least one but not more than two vehicles.
- Location of assigned parking spaces will be established by American Community Management and the 1B Board of Directors.
- Rental units will be assigned space for only **one** vehicle.
- No unit will be assigned more than one parking space unless the

- unit has more than one vehicle registered with the Condominium.
- The assignment of parking spaces will be reviewed and approved by the Board of Directors annually.
 - A questionnaire will be mailed to each unit. The occupants of each unit will be responsible for returning the completed questionnaire to the address shown thereon within ten (10) days of the date that the questionnaire is delivered.
 - Any unit not returning the questionnaire will be assigned only **one** parking space.

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Assignment of parking spaces will be made consistent with the following criteria:

- No unit will be assigned more than two parking spaces.
- Each unit's primary parking space will be assigned as close as possible to the unit's lower entrance and/or storage room. Any secondary spaces will be assigned at the discretion of the American Community Management and the 1B Board of Directors. Requests for specific parking spaces will be considered on a first-come, first-served basis after consideration of all other criteria.
- Residents may mutually agree to other arrangements involving the use of their space, provided that other criteria are not violated and a written noticed is filed with the Condominium and signed by all parties.
- Requests for changes in assigned parking spaces at times other than annual census will be accommodated at the discretion of the Board of Directors.
- All garage areas, including assigned spaces, are common elements and are under the direction of the Board of Directors.
- Areas of the garage other than designated parking spaces are **Fire Lanes**. Vehicles parked in Fire Lanes will be subject to towing at the owner's expense.
- Vehicles parked in another unit's designated parking space will be subject to towing at the owner's expense.
- All vehicles parked in the garages must be currently registered, aged, insured and operable.
- Parking spaces may not be used for any type of storage. Parking spaces may be used for the parking of motor vehicles only.
- Parking for a delinquent unit (any unit which fails to remain current in Condominium Fees or Assessment Fees) will be limited to a

single parking space as mandated by the Condominium documents. Any Unit that is currently in the hands of the collecting attorney(s) or is delinquent at the time of the census will be subject to this restriction until their account is paid in full. Any Unit that falls into arrears for three (3) consecutive months after the assignment of parking spaces will forfeit the use of their second parking space until their account is paid in full. Reassignment of forfeited parking spaces due to delinquencies will be at the discretion of the Board of Directors and the availability of spaces. Failure to comply with restrictions will result in the offending vehicle being towed from the garage at the owner's expense.

These regulations were approved by the Board of Directors on February 19, 2007.

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