

RESOLUTION OF THE BOARD OF DIRECTORS OF THE
FOX CHAPEL NORTH HOMES ASSOCIATION, INC.

WHEREAS, The Board of Directors of **Fox Chapel North Homes Association, Inc.** has the responsibility and authority to adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests, including regulating vehicle parking.

WHEREAS, the Board of Directors is charged with the responsibility to insure that everyone living in the Association has a right to easement and enjoyment in and to the Common Areas of the Association, and

WHEREAS, the Board of Directors has examined the effect of some types of vehicles on the attitude of current owners and prospective town home buyers within the Association with regard to property values tied to the residential appearance of our court yard parking lots, and

WHEREAS, the Board of Directors has drafted and published to its members the attached **Parking Regulations** governing the parking of vehicles in the Fox Chapel North Homes Association, Inc., and

WHEREAS, it is not the intent of the Board of Directors to eliminate vehicles commonly referred to as trucks and vans, but rather, the Board has limited their size and appearance to conform to the residential harmony within the community, and

NOW THEREFORE be it resolved:

1. The **Parking Regulations** attached hereto as Exhibit A are hereby adopted by the Board of Directors of the **Fox Chapel North Homes Association, Inc.** and shall be published to the members by mailing a copy to each member of the Association.
2. The Board of Directors shall provide for the implementation of the **Parking Regulations** by enforcement beginning no later than thirty days from the date of this resolution.

I, the undersigned secretary of the Fox Chapel North Homes Association, Inc., do hereby certify that at a meeting of the Board of Directors of said corporation duly and regularly called and held on the 10th day of June, 1998 and adopted and recorded in the minute Book of said corporation, kept by me, and that such resolution is in accord with and pursuant to the Articles of Incorporation and that such resolution is now in full force and effect and has not been revoked or amended in any manner.

IN WITNESS THEREOF, I have hereunto subscribed my name this _____ day of _____, 19____.

Secretary, Fox Chapel North Homes Association, Inc.

FOX CHAPEL NORTH HOMES ASSOCIATION, INC.
Germantown, Maryland 20876

PARKING REGULATIONS
ARTICLE II
PROPERTY RIGHTS

Section 3. Parking Policy & Enforcement Procedures Ownership of each lot shall entitle the owner or owners thereof to the use of not more than two (2) vehicle parking spaces, which shall be as near and convenient to said lot as reasonably possible, together with the right to ingress and egress in and upon said parking area. The Association shall permanently assign two (2) vehicle parking spaces for each dwelling.

I. DEFINITIONS

A. ALLOWED VEHICLES

1. Passenger Vehicle

Any currently registered passenger sedan, coupe, station wagon, convertible, sports car, pick-up truck, 4-wheel drive vehicle, passenger mini-van or passenger van, or two or three wheeled passenger vehicle.

2. All vehicles defined as passenger vehicles or vehicles not excluded by the following definitions.

B. EXCLUDED VEHICLES - If a vehicle falls into any excluded category defined below, regardless of other categories in which it may fall, then the vehicle is excluded.

1. Commercial Vehicle

1.a. Any vehicle with more than two (2) axles; or

1.b. Any bus, tow truck; or

1.c. Any trailer; or

1.d. Any farm implement, farm-use vehicle, or construction equipment;
or

1.e. Any panel van or vehicle rated for carrying in excess of 2000 pounds of cargo; or

2. Recreational Vehicle

- 2.a. Any boat or trailer; or
- 2.b. Any vehicle whose external configuration conforms to the generally accepted trade definition of “motor home”; and which is also classed as an oversized or large vehicle; or
- 2.c. Any truck camper that is or may be loaded on a pickup truck bed; or
- 2.d. Any mobile home, park trailer, or travel trailer, regardless of configuration; or
- 2.e. Any fold-down camping trailer; or
- 2.f. Any snowmobile, all-terrain vehicle, dune buggy, trail bike, go-kart, or other self-propelled vehicle not licensed for operation on a public street or highway; or
- 2.g. Any non-commercial vehicle with more than two (2) axles.

3. Vehicle in Disrepair

- 3.a. Any vehicle not bearing a current registration or license plates; or
- 3.b. Any vehicle that is incapable of passing Maryland State Motor Vehicle Administration inspection procedures.

4. Improperly parked vehicles

Any vehicle parked in any location, other than designated parking spots, within the boundaries of the Fox Chapel North Homes Association, Inc., including individual’s front and rear yards, is prohibited. Individuals owning garage townhouses in Bedford Court are allowed to park **Allowed vehicles** on their asphalt driveway and approved extended parking pads.

II. ENFORCEMENT

These regulations shall be enforced within the courts of Fox Chapel North Homes Association in the manner defined as follows:

A. DEFINITIONS

- 1. Assigned parking Violation - Any, **Allowed or Excluded** vehicle, parked in an assigned parking spot without the direct consent of the individual assigned to that spot, is prohibited.
- 2. Fire Lane Violation - Any, **Allowed or Excluded** vehicle, parked in a marked Fire Lane, is prohibited.

3. Common Area Parking Violation - Any, **Allowed or Excluded** vehicle, parked on the common areas of the Association or on the asphalt drive areas, other than designated parking spots, is prohibited.

4. A Designated Parking Spot is an area established by the Board of Directors and defined by white lines painted perpendicular to the curb and identified as "reserved" and a two digit number corresponding to the last two digits of the address of the townhouse to which the spot is assigned.

B. NOTICE TO OWNER IN VIOLATION

Violations of these regulations must be reported to a member of the Board of Directors or their designee. The complaint shall identify the vehicle in violation (make, model, color, number of doors, and license plate number), the nature of the violation, the owner of the vehicle (if known), the location of the vehicle, time period of violation, and date and time of complaint.

Reserved Parking – All designated parking spots are reserved and any vehicle in violation of the **Assigned Parking** is subject to immediate towing, without notice.

C. COMPLAINTS

Upon receipt of a complaint, the Board of Directors or its designated agent shall post notification on the vehicle of the intent to remove the vehicle, in violation, from the subdivision. The posted notification shall direct the owner or operator of the said vehicle to remove the vehicle from the state of violation within seventy-two hours of the posting of the notification.

III. REMOVAL OF VEHICLE IN VIOLATION

Vehicles in violation on or after the date set for removal in the notification shall be towed from association **property**. Any associated towing and storage charges or damage incurred in the process, if any, shall be the sole responsibility of the owner of the vehicle.