

Greencastle Manor Condominium No. 2, Inc.

June 10, 1988

Dear Greencastle Manor Condominium No 2 Owners and Residents:

-Enclosed you will find your set of the Association's adopted Parking and Traffic Rules and Regulations, Parking Plan Layout and Enforcement Procedures.

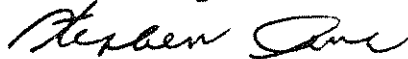
Please take the time to carefully read over them. Should you have any questions or need assistance in their interpretation, you are urged to contact our property manager, Mr. Skobel at (301) 468-8919.

The Parking and Traffic Policy Rules and Regulations shall go into effect at 12:00 noon on Friday July 1, 1988.

The name and phone number of the only towing service company recognized by the association for use by you for the purposes of towing a vehicle from the property is G & G Towing Company at (301) 588-7090.

Again, please read over each of the enclosures very carefully. Your complete understanding of them will benefit you, as well as your neighbors and guests.

Sincerely,



Stephen Groh,
President

NOTE: Management, with the implementation of these procedures, would like to update all unit files. Therefore, please complete the enclosed resident information form and return it to Abaris Realty, Inc., 11820 Parklawn Drive, Suite #110, Rockville, Maryland 20852.

Greencastle Manor Condominium No. 2, Inc.

June 10, 1988

ENFORCEMENT PROCEDURES FOR PARKING RULES AND REGULATIONS

Introduction:

These procedures were drafted to provide for the reasonable enforcement of the Association's Adopted Parking Rules and Regulations. More specifically, they address who is authorized to tow a vehicle and under what conditions a vehicle may be towed from the property.

Scope:

These procedures incorporate the appropriate provisions and restrictions of Chapter 30C (motor vehicle towing from private property) of the Montgomery County Code. They apply directly to the towing of a motor vehicle from the property without the consent of the vehicle owner.

Purpose:

To the extent that legal authority to tow a vehicle without the consent of its owner exists, that authority is derived from the Maryland State Statutes, the Association's governing documents and duly adopted rules and regulations of the condominium. These enforcement procedures restrict the exercise of any such legal authority.

Procedures:

- 1) In the event a vehicle is parked in a reserved numbered space, the unit owner, their tenant or their legal agent are authorized to tow that vehicle without the consent of the vehicle owner only from that space which has been assigned by the Board of Directors and is labelled on the "Parking Plan Layout" as being appurtenant to that home.
- 2) The unit owner, tenant or their agent has the responsibility to maintain their assigned space and keep it free of ice and snow or other debris which may cover over that space's reserved numbered stenciling. Towing from that space shall not be performed if the stenciling is covered over or is not legible.

3) Owners who rent their unit must provide the Association with a written statement which reports who will be authorized to tow from that unit's assigned space. Such a statement must be accompanied by a recent copy of the lease.

4) Before towing an illegally parked motor vehicle from an assigned space without the consent of the vehicle owner, the unit owner or tenant or their agent and the towing service must comply with all applicable provisions of these procedures of enforcement, the Condominium's Parking Rules and Regulations and Montgomery County Code, Chapter 30C.

5) Unit owners, tenants or their agents must utilize, for the purposes of towing from their reserved assigned space, the towing service company recognized by the Condominium Association.

6) The individual who authorizes a tow is responsible for the tow and must sign the tow slip provided by the towing service company before the vehicle is towed.

7) The individual must not:

- (a) falsely state that a vehicle owner authorized the towing;
- (b) record any false information about the towing, or;
- (c) sign a tow slip before all of the information relating to the towing of a particular vehicle is recorded on the tow slip.

8) The Board of Directors and the Association's Property Management Company shall enforce towing procedures for the reserved non-numbered spaces, visitors spaces and fire lanes. Any resident having knowledge of any violation of the Parking Rules and Regulations affecting any of these areas should report them directly to the property management company.

Greencastle Manor Condominium No. 2, Inc.

Policy Resolution No. 2

Parking and Traffic Rules and Regulations

WHEREAS, Article V, Section 3(a) and Article XV Section 1 of the Bylaws gives the Board of Directors the authority to provide for the care of the condominium and its general common elements and to adopt and promulgate such rules and regulations with respect to parking and traffic control within the condominium and its general common elements; and

WHEREAS, there has become a need to establish a parking and traffic policy as presented by the Parking Committee and as evidenced by a majority referendum vote taken at the May 18, 1987 Annual Meeting of Greencastle Manor Condominium No. 2, as well as by the record of co-owner correspondence submitted to the Board of Directors; and

WHEREAS, it is the intent of the Board of Directors to draft, promulgate and adopt rules and regulations with respect to: the assignment and use of one reserved parking space appurtenant to each unit; vehicular restrictions, and; general use of the parking lots and streets of the condominium.

NOW, THEREFORE, BE IT RESOLVED that effective July 1, 1988 at noon the following Parking and Traffic Rules and Regulations will be implemented and enforced:

GREENCASTLE MANOR CONDOMINIUM NO. 2, INC. PARKING AND TRAFFIC RULES AND REGULATIONS

2.1 In the event any provision or provisions of these rules and regulations shall be determined to be invalid, void or unenforceable, such determination shall not render invalid, void or unenforceable any other provisions hereof which can be given effect.

2.2 No restriction, condition, obligation or provision of these rules and regulations shall be deemed to have been abrogated or waived by reason of any failure or failures to enforce the same.

2.3 These rules and regulations may be amended from time to time by the Board of Directors at its regularly scheduled meeting or a special meeting called specifically for that purpose.

2.4 Each unit shall be assigned, by the Board of Directors, one reserved parking space appurtenant to that unit and for the exclusive use of the resident(s) of that unit, providing that such use of the space does not violate these rules and regulations.

2.5 The assignment of all parking spaces are designated on the "Parking Plan Layout", (exhibit "A").

2.6 Each parking space shall be clearly marked with one of three designations:

(a) "Reserved - with a lot number"

Example: RESERVED 23

(b) "Reserved - without a lot number"

Example: RESERVED

(c) "Visitor"

2.7 A reserved space (with a lot number) may only be used by the resident(s) of the unit appurtenant to that space.

2.8 A reserved space (without a lot number) may be used by all Greencastle residents on a first come and first serve basis.

2.9 A visitor space is primarily for the use of all visitors, guests, invitees, deliveries and/or contractors of a Greencastle Manor Condominium No. 2 resident. A visitor space may be used by a resident of the association, providing that his/her assigned reserved space is utilized.

2.10 Any vehicle parked within a reserved space (without a lot number) or within a visitor space for a period of time beyond 72 hours shall be considered a stored vehicle.

2.11 No signs, initials, numbers (other than those provided by the Board of Directors) or any other additions or alterations to the parking spaces or streets may be painted, displayed, reassigned or erected without the prior written consent of the Board of Directors.

2.12 Vehicles shall be parked in the spaces provided and in such a way not to impede or prevent ingress or egress to any other parking space.

2.13 No vehicle shall be stored in any parking space, on a street or property of the condominium.

2.14 A stored vehicle or a vehicle not displaying current tags will be considered an illegal vehicle and subject to towing at the vehicle owner's expense.

2.15 A vehicle parked in a fire lane shall be considered to be parked illegally and subject to ticketing by the police and/or towing at the vehicle owner's expense.

2.16 A vehicle parked illegally anywhere on or within the condominium's property will be towed at the vehicle owner's expense. An illegally parked vehicle is:

(a) a vehicle parked anywhere on the common elements other than in a designated parking space.

(b) a vehicle that takes up more than one space.

(c) a vehicle parked in a fire lane.

(d) a vehicle blocking another vehicle from ingress or egress to a space.

(e) a vehicle not properly displaying current registered license tags.

(f) a motorized vehicle in excess of 1 1/2 tons.

(g) a junk vehicle, trailer, camper, camp truck, house trailer or bus.

2.17 Boats shall not be parked or stored anywhere on the common or limited common elements and will be towed at the boat owner's expense.

2.18 Motorcycles shall be considered a motorized vehicle and are subject to the Parking and Traffic Rules and Regulations. Motorcycle owners are urged to park their motorcycles in their assigned reserve space so that the kickstand rests on the concrete gutter pan. Motorcycle owners are also urged to park, if applicable, their automobile behind their motorcycle in order to make better use of the remaining reserved and visitor spaces.

2.19 A motorized vehicle shall be operated in a manor such that it does not become a threat, hazard or annoyance to any resident. Nor shall it emit noise or exhaust emissions that exceed those limitations imposed and regulated by the State of Maryland.

2.20 Extraordinary repairs or maintenance shall not be performed on any vehicle parked anywhere on the common or limited common elements. Extraordinary repairs and maintenance is defined as:

(a) overhauling, repairing or replacing any component of the vehicle's exterior or interior such that it is not completed during the day in which it was started.

(b) replacing an engine, suspension system, drive train or transmission.

2.21 Unit owners are responsible for towing only from their assigned reserved space and no other.

2.22 No vehicles shall exceed the speed of 15 miles per hour on any of the streets of the condominium.

2.23 Unless the content shall plainly require otherwise, the following words when used in these rules and regulations and any and all exhibits hereto, shall have the following meanings:

(a) "Resident" means any co-owner, unit owner or tenant of a unit. It can also mean a family member who is not a tenant or co-owner, but who resides at the unit for longer than one week.

(b) "Motorized Vehicle" means any automobile, car or motorcycle propelled or operated by an engine.

(c) "Junk Vehicle" means any vehicle with a flat tire(s), or shattered or missing window(s), or inoperable, or observed by the Board of Directors to display gross exterior damage in excess of 50 percent of the surface area of the vehicle.

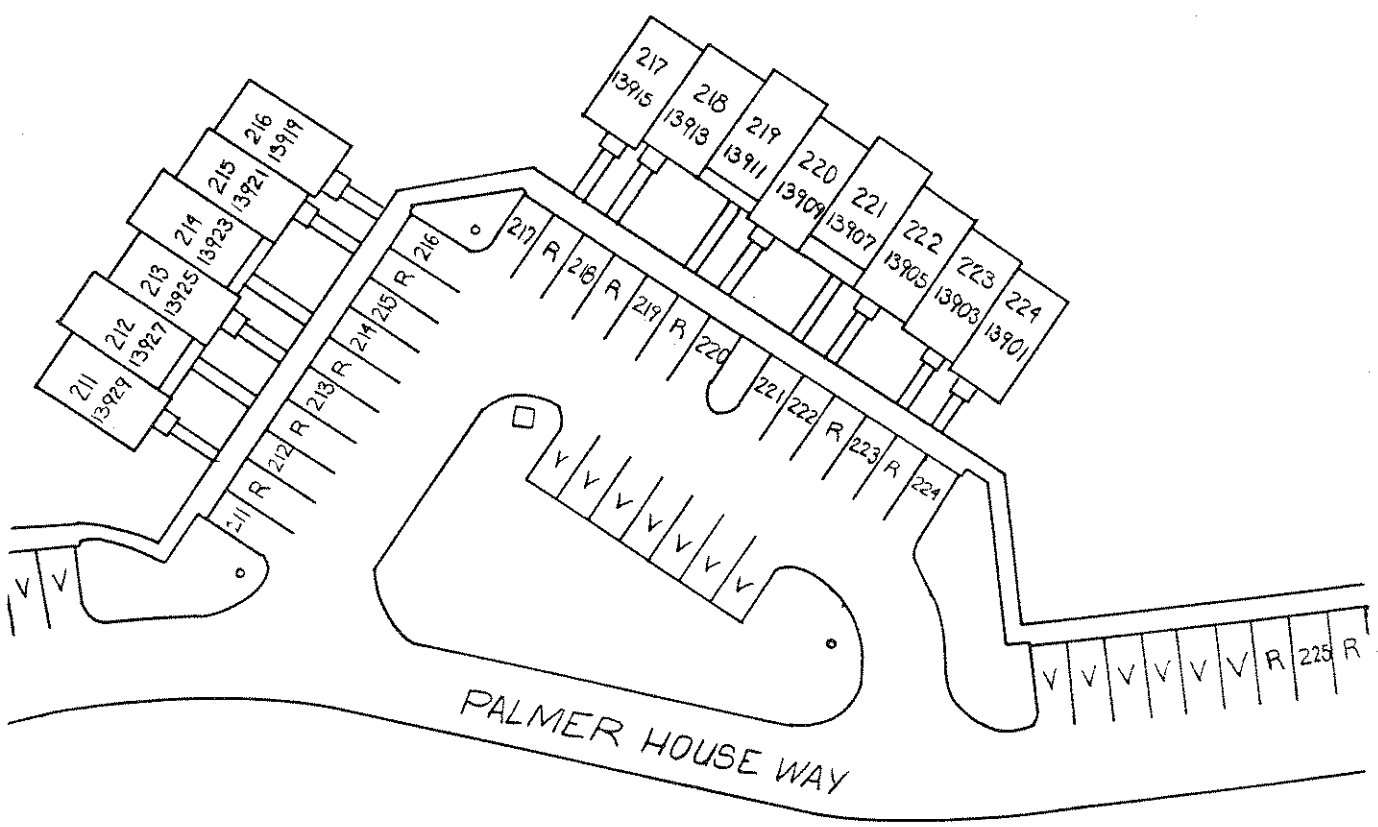
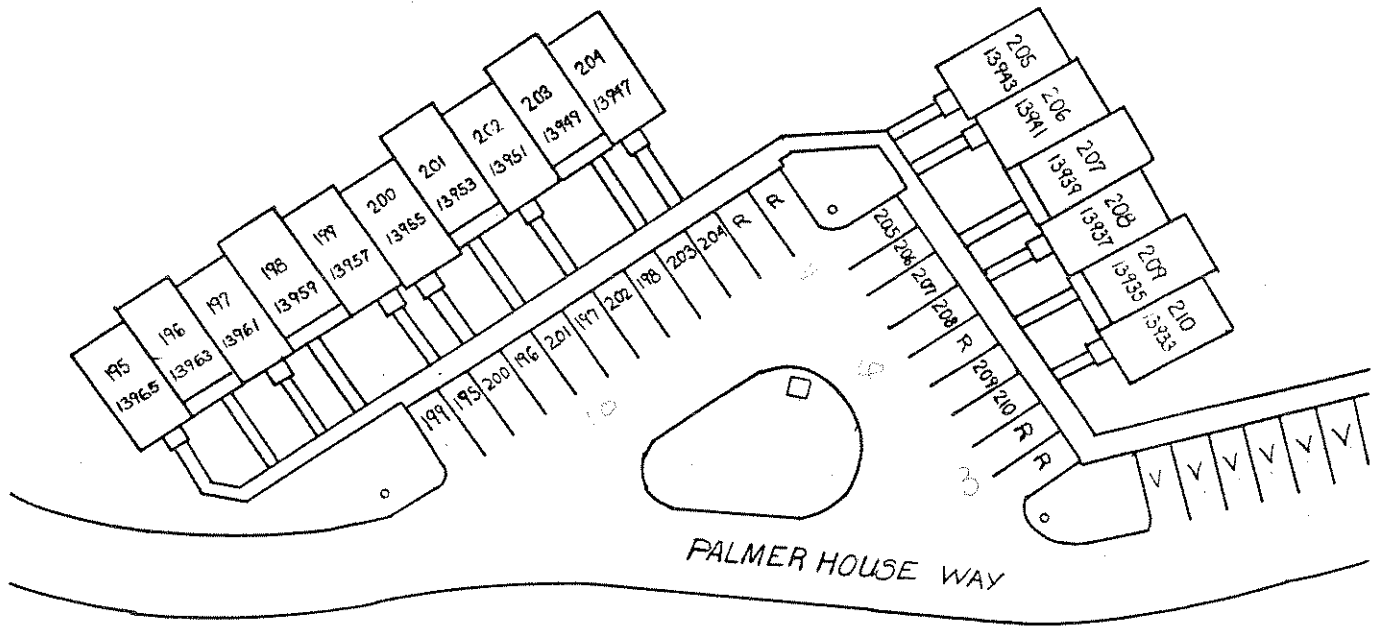
(d) "Trailer" means a vehicle drawn by an automobile or truck.

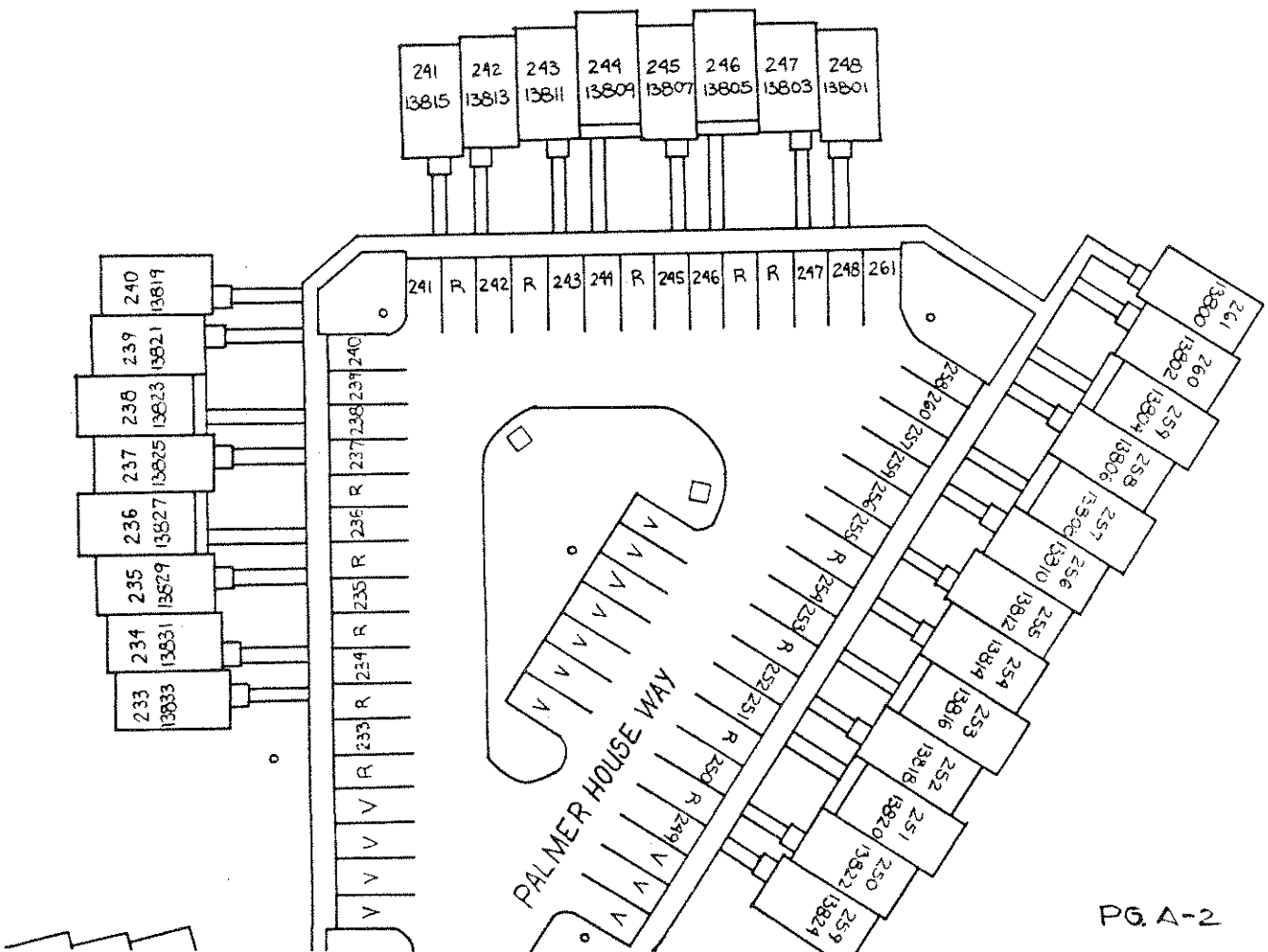
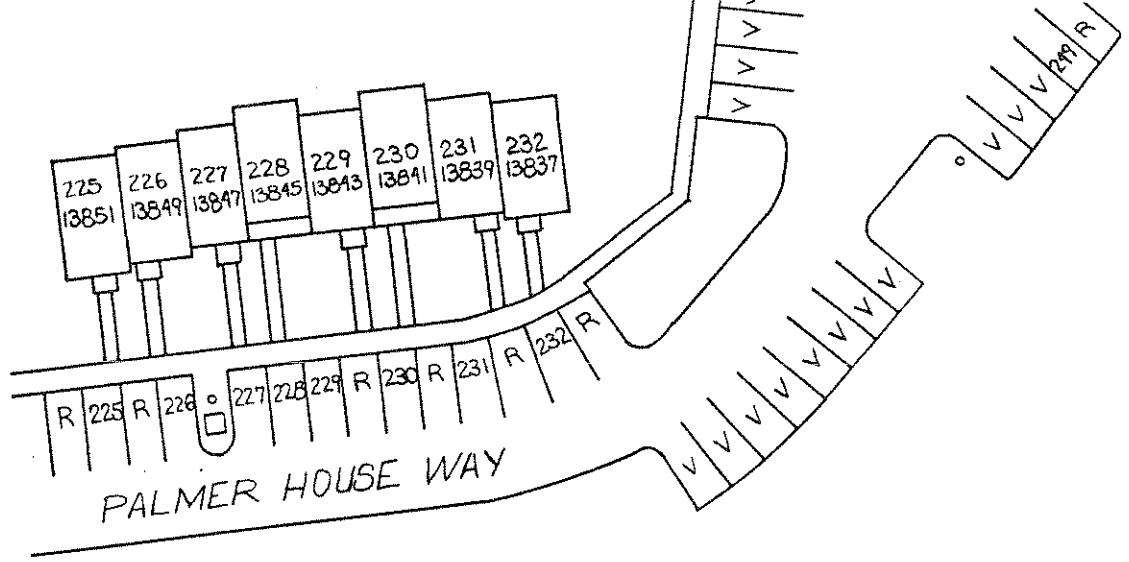
(e) "Camper" means a non-motorized vehicle equipped as a shelter for travelers or vacationers.

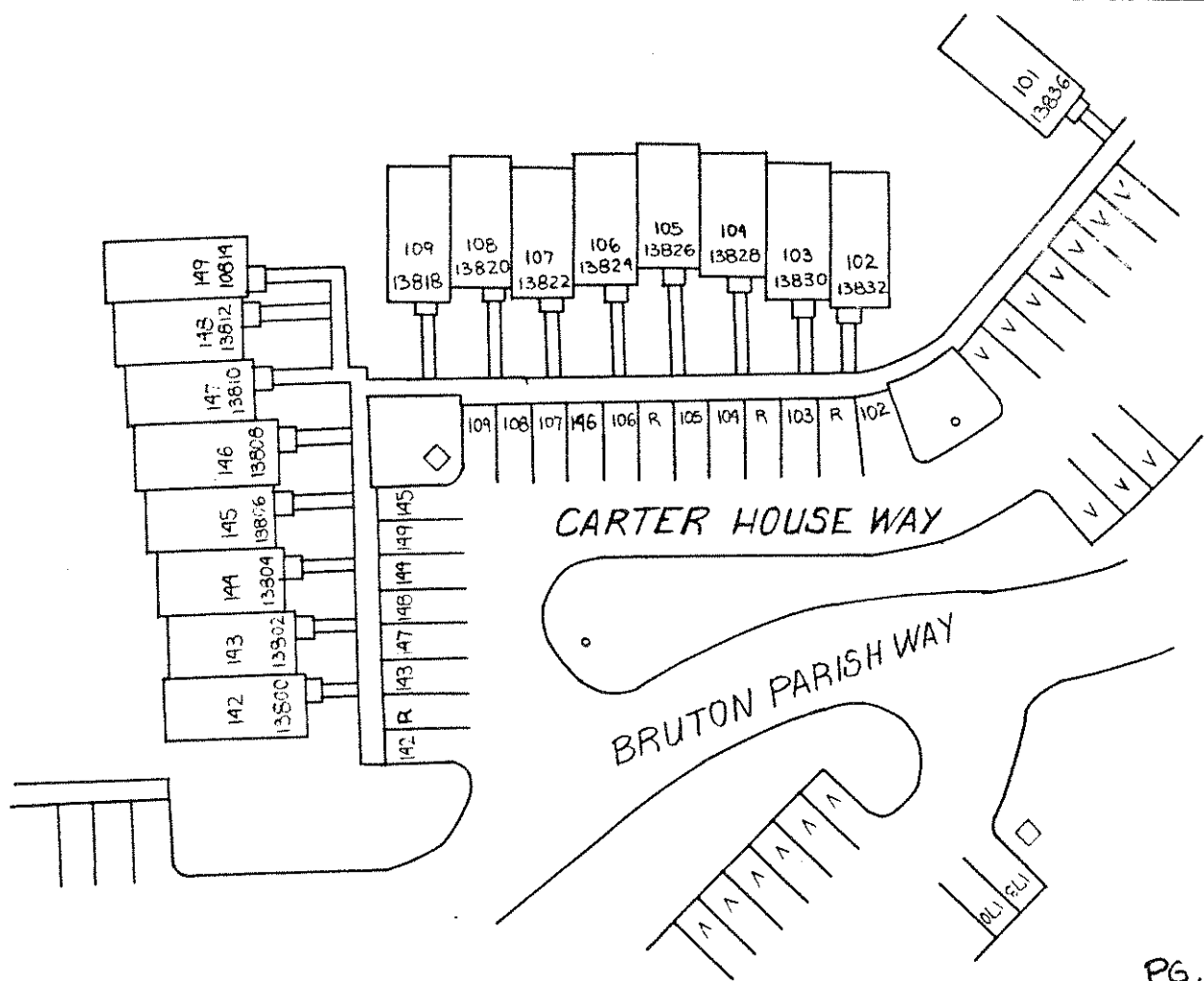
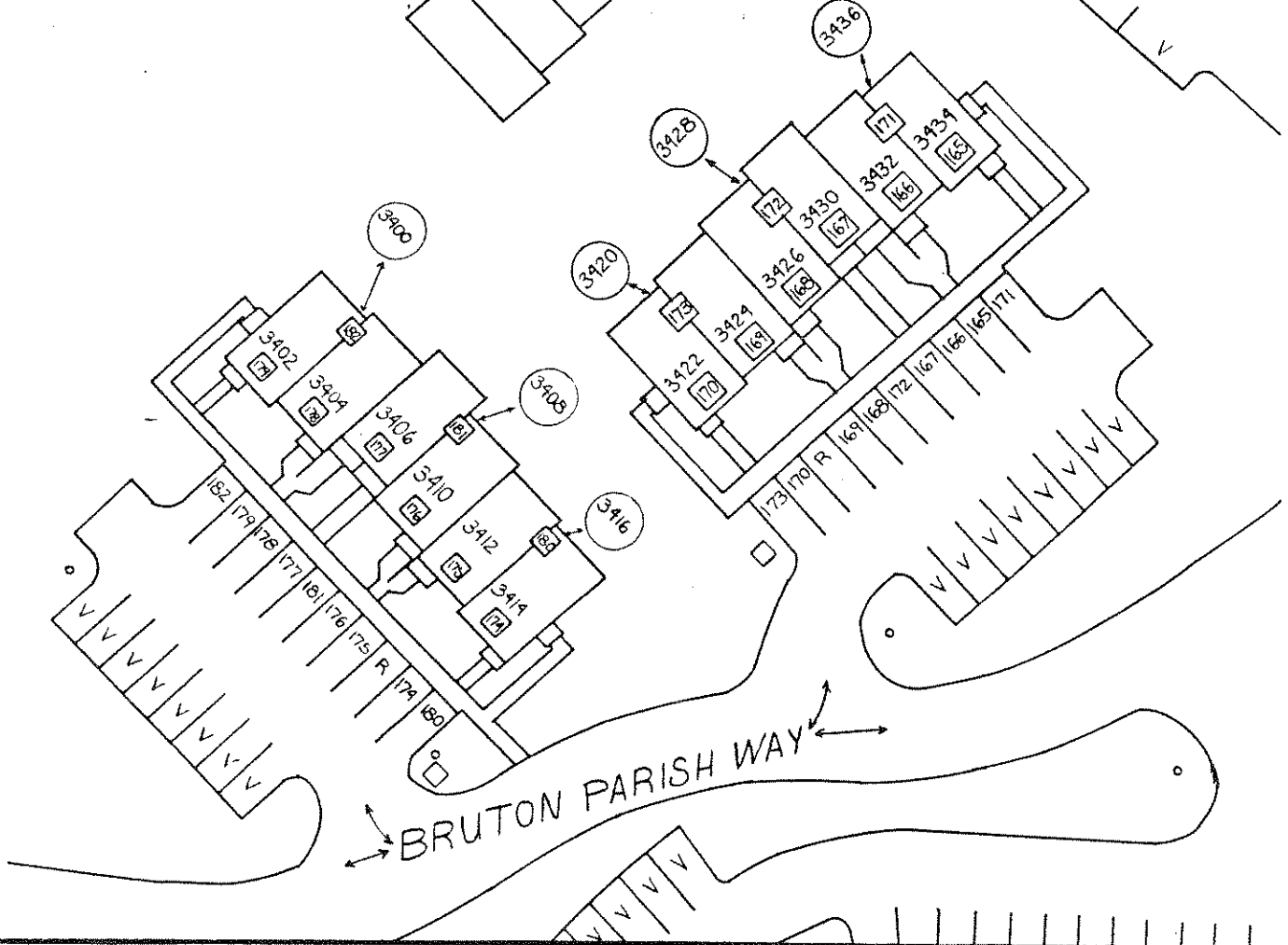
(f) "Camp Truck" means the same as camper, however it is motorized.

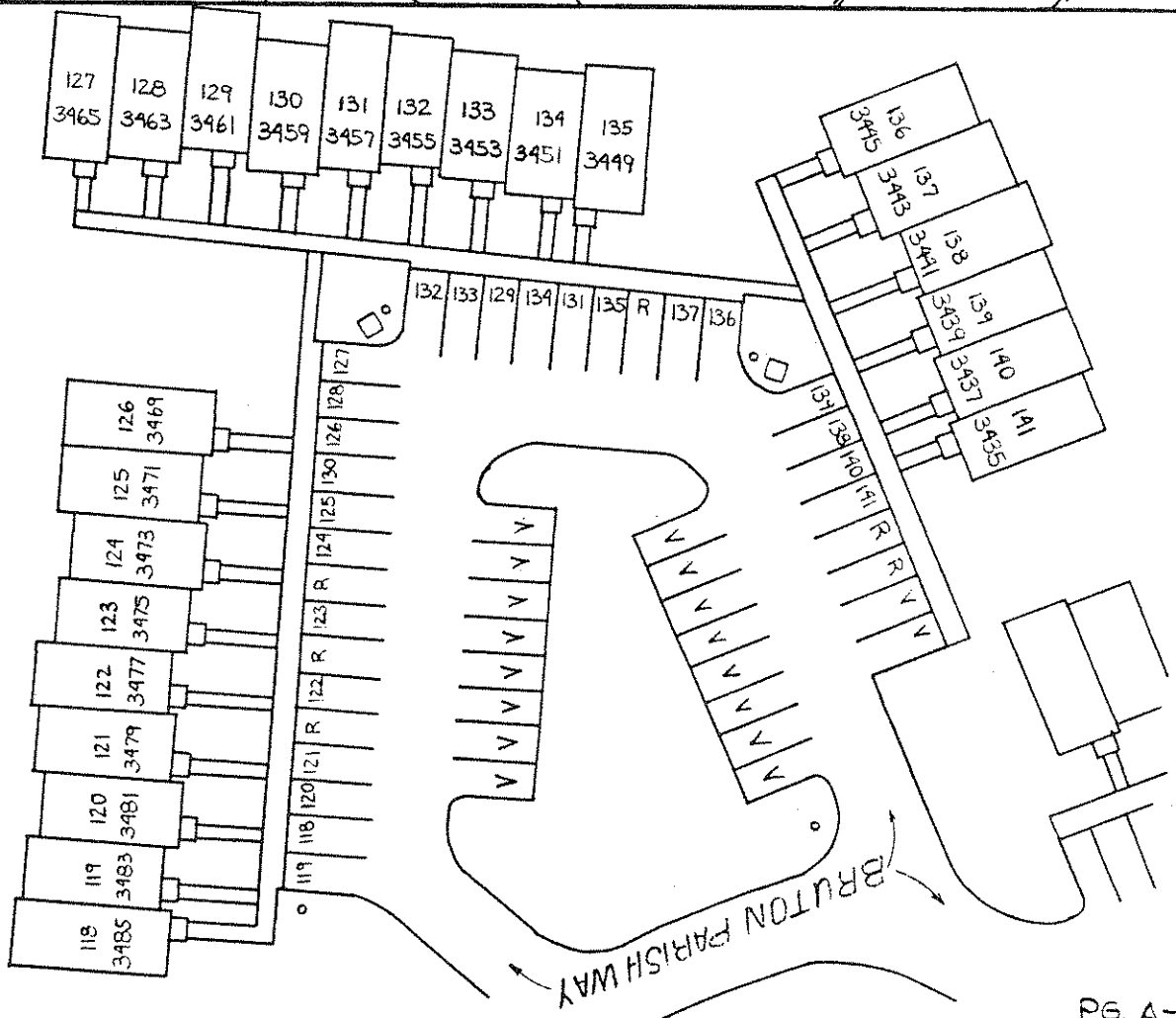
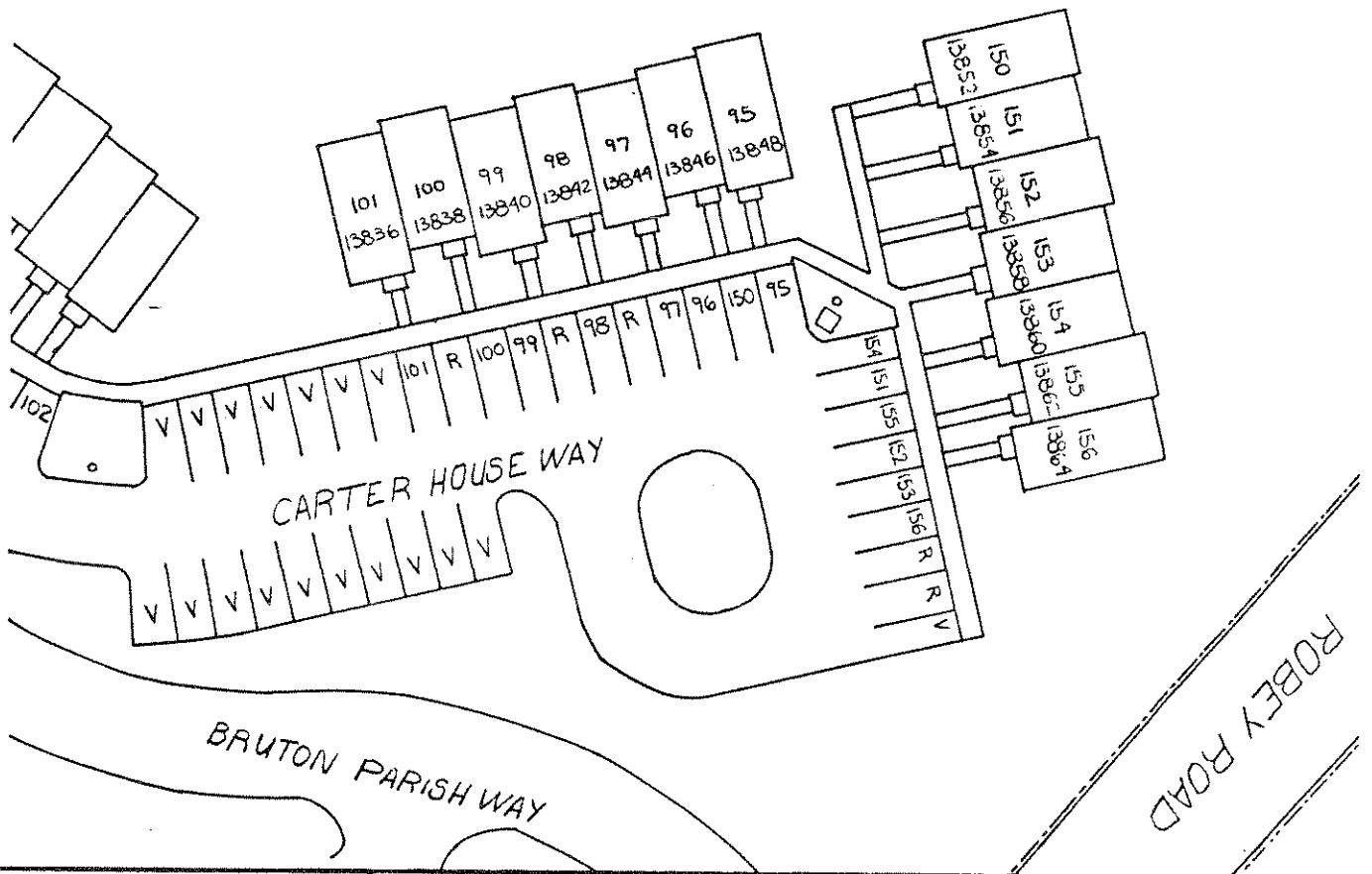
(g) "House Trailer" means the same as a camp truck.

PARKING PLAN LAYOUT
EXHIBIT "A"









PARKING PLAN LAYOUT
EXHIBIT "A"

Greencastle 2
7/1/88

