

CROSS FOX CONDOMINIUM

RESOLUTION PARKING POLICIES, RULES AND REGULATIONS AND ENFORCEMENT

WHEREAS, the Board of Directors has the power under Article V, Section 3 (d) of the Bylaws of Cross Fox Condominium to adopt and publish Rules and Regulations governing the use of the Common Area and the personal conduct of the Members and their family members and guests thereon, and to establish penalties for infractions thereof, and

WHEREAS, The Board of Directors has the power under Cross Fox Condominiums By-Laws Article X, Section 3(b), which states, "***Vehicular parking on the common elements may be regulated by the Board of Directors. Parking spaces...upon the general common elements may be assigned by the Board of Directors for use by the owners of particular condominium units.***"

WHEREAS, assigned parking spots have been allotted to units based on a formula determined by a committee appointed by the Board of Directors, and presented on October 2020 (attached as Appendix B),

NOW, THEREFORE BE IT RESOLVED THAT each owner will be assigned one (1) parking space and the Board of Directors adopts the following rules and regulations for parking. This Resolution replaces and supersedes the Cross Fox Condominium Parking Rules and Regulations, last revised May 1, 2016.

A. PARKING PROVISIONS

- A-1 This document will replace the *Parking Rules and Regulations*, dated May 1, 2016.
- A-2 Requests for accommodations in these rules to afford a person with disabilities an equal opportunity to use and enjoy his or her dwelling will be considered on a case by case basis.
- A-3 The Board of Directors and their designated agents and employees assume no responsibility or liability whatsoever for the loss or damage to any vehicle(s) parked or operated on the premises, or to those that are towed.
- A-4 All non-resident owners are responsible for their tenant(s) and their tenant's guest(s) in compliance with these rules and all other Cross Fox rules, as are all resident owners, their families, and their guests.
- A-5 Vehicles that are illegally parked pursuant to these rules are subject to towing at the vehicle owner's expense in accordance with Howard County Towing Regulations.
- A-6 Any disputes involving vehicles towed as a result of violations described in these rules must be resolved via the Howard County Department Office of Consumer Affairs.

B. PARKING IN 'ASSIGNED' SPACES

- B-1 Each unit owner will be assigned one (1) numbered parking space. All unassigned spaces are on a first-come-first-served basis.
- B-2 Each unit owner will be provided with a tow card which will have the unit address and space number pre-printed on the card. Unit owners are responsible to forward the tow card to their tenant(s).
- B-3 Any vehicle parked in an assigned space not associated with the unit may be subject to tow at the request of the unit owner assigned to that space.
- B-4 Any Cross Fox resident may report a vehicle parked in their assigned space to the Cross Fox towing company, and the resident must be available to provide their tow card, ID with a Cross Fox address or a military ID and must sign the tow slip (ticket) when the tow truck arrives on the property. Pursuant to the Howard County tow statute, the tow slip must not be signed until you verify that the slip contains the following information required by the towing statute: (1) the address from which the vehicle was towed; (2) the date and time the vehicle was towed; (3) the make, model, year, and color of the vehicle; (4) if available, the vehicle identification number; (5) the reason the vehicle was towed; and (6) the name and signature of the tow operator and the person who authorized the vehicle to be towed.

B-5 The towing company shall verify that the provisions of items B-2, B-3, and B-4 above, have been met prior to towing.

- The telephone number of the Cross Fox towing company is displayed on the signs at all parking lot entrances, as well as on the Cross Fox web site: www.crossfoxcondos.org

B-6 Any unmarked parking space may be used by visitors or residents on a first come first served basis.

C. PARKING IDENTIFICATION TAGS

C-1 Previously used parking hang tags are no longer valid, do not need to be displayed in the vehicle and can be thrown away.

D. HANDICAPPED PARKING

D-1 Residents may request a handicap parking spot by submitting a request in writing to the management agent with supporting documentation such as a copy of a handicap tag or placard. The Request will be reviewed by the Board of Directors and a final decision will be made. Due to limited parking at the Condominium, the location of a particular spot will accommodate the applicant to the extent possible but cannot be guaranteed.

D-2 A handicapped parking spot can be used by any Cross Fox resident or guest as long as a handicap tag is properly displayed per Howard County code. Any vehicle parked in a handicapped spot that does not meet that criteria will be subject to tow at any time.

E. OTHER PROVISIONS

E-1 Motorcycle parking spaces will be marked in various locations. Motorcycle owners may also park their motorcycle in their assigned space.

E-2 Abandoned vehicles, untagged vehicles, vehicles with expired tags, or non-operational vehicles/vehicles requiring repair, vehicles with unsightly internal conditions such as excessive amounts of garbage or items filling the majority of the car (i.e. the car is being used for storage) will be ticketed and will be towed within seven (7) days of the date of the ticket. This provision applies to vehicles parked in assigned spaces as well as any unmarked/open spaces.

E-3 The storing of vehicles in a non-assigned space is prohibited. Any vehicle that is not moved for fourteen (14) days is considered a stored vehicle and will be towed at the vehicle owner's expense. If a resident will be out of town more than fourteen (14) days they should notify the managing agent's office to avoid being towed.

E-4 Only minor emergency vehicle repairs will be permitted on Cross Fox property, i.e., flat tires, batteries, windshield wiper replacement, etc. Oil changes, major engine work, etc. is prohibited.

E-5 Commercial vehicles not exceeding three tons and not larger than a full-sized sport utility vehicle may park temporarily in an open space to support service work authorized by an owner or their tenant. Commercial vehicles parked anywhere on Cross Fox property that have not been properly registered with the management company shall be ticketed and are subject to tow at the owner's expense.

E-6 No open or closed trailers are permitted on the property. No recreational vehicles including but not limited to campers, boats, dirt bikes, all terrain vehicles, etc. are permitted on the property.

E-7 Vehicles parked in any parking area must fit in one parking space within the parking space lines without extending into marked fire lanes or blocking access to sidewalks. No vehicle may extend onto the sidewalk hindering access to the sidewalk.

E-8 Vehicles parked in Fire Lanes are subject to immediate tow anytime.

This Resolution shall become effective the _____ day of _____, 2021

SIGNED, THIS _____ DAY OF _____, 2020

MaatenRe Ramin, President

Henrietta Milward, Acting Secretary

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