

**OLNEY OAKS SINGLE FAMILY
HOMEOWNERS ASSOCIATION, INC.
P.O. Box 293, Olney, MD 20830**

**RULE NO. 2005: 3
A RULE PERTAINING TO TOWNHOUSE PARKING**

WHEREAS, Article XVI, paragraph (1.g) of the Declaration of Covenants and Restrictions of the Olney Oaks Single Family Homeowners Association, Inc. (hereinafter the "Association") dated March 25, 2004 and recorded on May 3, 2004 in Liber 27334 at Folio 747, (hereinafter the "Declaration") states, "Ownership of a townhouse lot shall entitle the owner to the use of two automobile parking spaces or other quantity as designated by the Board of Directors, or its designee, or in accordance with the Rules and Regulation of the Association, together with the right of ingress and egress in, upon and over said parking area. The Board of Directors may assign parking spaces to each Townhouse Lot by designating which Lots the spaces are assigned to, or it may adopt such other rules to regulate parking on the Common Areas as the Board may deem appropriate, including the towing of vehicles in violation of said rules and regulations;" and

WHEREAS, Article IX, paragraph (e) of the Declaration dated March 25, 2004 and recorded on May 3, 2004 in Liber 27334 at Folio 741, states that the Board of Directors may adopt reasonable rules and regulations regarding use of the common areas located within the Association including the establishment of a schedule of fines for violation of the provisions of this Declaration or Rules and Regulations adopted by the Board, said fines to be enforced the same as delinquent assessments as provided for in Article VII of the Declaration as recorded in Liber 27334 at Folio 738; and

WHEREAS, in furtherance of these provisions of the Declaration, the Board of Directors for the Association is desirous of adopting rules imposing reasonable regulations on the use of the townhouse parking areas located on Carrisa Lane.

NOW, THEREFORE, the Board of Directors for the Association hereby adopts the following rules:

1. Each Townhouse is provided with two (2) assigned common area parking spaces, with spaces marked on the pavement within each space. The parking spaces associated with each Townhouse are to be used by the owner/tenant or anyone they designate. Vehicles must display a current parking permit issued by the Association and be parked within the marked lines.
2. There are at least seven (7) visitor parking spaces. Only short-time visitors shall park in designated visitor parking spaces. No owners or tenants shall park vehicles in visitor spaces. No vehicle shall be parked in any single or combination of visitor spaces longer than three (3) days within any seven (7) day period.
3. No boats on cradles, trailers, campers, motor homes, buses, trucks larger than a pick-up truck, unlicensed vehicles, or other property shall be kept or parked in any of the Townhouse parking spaces for more than twenty-four (24) hours.
4. Parking is prohibited in the roadway at the ends of the islands and other areas marked with No Parking signs or curbs painted yellow.
5. The Board of Directors shall make a reasonable attempt to give notice to the owner of an offending vehicle or other property in a manner consistent with attachment A. Reasonable notice shall consist of placing notice on the vehicle or other property. If such vehicle or other property is not removed or the violation corrected within 72 hours of issuance of the notice, the Board may have the offending vehicle towed or other property removed at the expense and risk of the owner. Any vehicle or property noticed for a violation of the same regulation shall be subject to removal WITHOUT NOTICE.

The Board, or designees of the Board, shall have authority to tow offending vehicles or remove other property from parking spaces. Any vehicle parked in an assigned space without authorization of the owner of the Lot to which the space is assigned may be towed without notice upon the request of the Lot owner or resident. The Lot owner or resident may be required to be present at the site of the vehicle at the time the tow truck arrives or the Board will not authorize towing of the vehicle.

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HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, the undersigned has executed this Rule this 11th day of
May, 2005.

This is to certify that a meeting of the Board of Directors for the Olney Oaks Single Family Homeowners Association was duly called on 11 May 2005, and a majority of the Board voted in favor of this Rule.

By:

John Flynn
John Flynn, President,
Olney Oaks Single Family HOA

Mark E. Wheeler
Mark Wheeler, Secretary,
Olney Oaks Single Family HOA

EXHIBIT A

Olney Oaks Single Family Homeowners Association
P.O. Box 293, Olney, MD 20830
Email: info@olneyoaks.org

NOTICE: You are in violation of the duly adopted parking rules of the Olney Oaks Single Family Homeowners Association.

<u>Date</u>	<u>Time</u>	<u>Description of Vehicle</u>	<u>License No.</u>	<u>State</u>
_____	_____	_____	_____	_____

REASON FOR TAGGING VEHICLE

_____ Prohibited vehicle type: including, but not limited to, truck larger than pick-up truck, camper, motor home, bus, trailer, boat on cradle, etc.

_____ Improperly parked vehicle: occupies more than one space, parked in an assigned space other than his/her own, parked in a designated "no parking" area or parked on any Common Area which is not designated for parking, or resident vehicle parked in visitor parking.

_____ Other: _____

If the above-referenced violation is not corrected or the violating vehicle removed within 72 hours from the date of this notice, this vehicle will be towed at the owner's risk and expense. The Association assumes no responsibility whatsoever for any damage to vehicles towed.

Any vehicle previously noticed for a violation shall be subject to towing WITHOUT NOTICE for any second offense of that regulation.

For further information, Contact Towing Company: _____

Telephone No: _____