

## INVERNESS PARKING RULES

Purpose: To improve automobile parking at Inverness by assigning to each unit owner, or tenant of an owner, one parking space for the exclusive use of the unit owner (reserved spaces) and designating all other parking spaces (unreserved spaces), including those at the swimming pool, for the general use of all unit owners, guests and visitors

1. As referenced in these parking regulations the term "Owned Vehicle(s)" shall include motor vehicles owned or leased by or under the control of, an owner, tenant of an owner, or any person on the premises at the invitation, with the permission, or for the benefit of an owner or tenant.
2. The following is prohibited by the INVERNESS ASSOCIATION, INC.:
  - a. Parking of more than two (2) owned vehicles per unit.
  - b. Routinely parking any of the following on the property owned by the Association: trailers, boats, trucks in excess of  $\frac{3}{4}$  ton, and any motor vehicle (except trucks less than  $\frac{3}{4}$  ton) not registered under Maryland Law as a passenger vehicle.
  - c. Parking any unregistered vehicle on any property owned by the Association.
3. All vehicles must be parked within lines designating the parking spaces and shall be parked so as not to obstruct the sidewalks.
4. No junk vehicles, commercial vehicles, vehicles on which current registration plates are not displayed, trailers, trucks, campers, camp trucks, house trailers, or boats are allowed to be parked on the property. No items that extend beyond the front or the rear bumpers may be attached to any vehicle parked on the Association property. Small pick-ups and vans having no more than two axels or more than four wheels, a gross rated load of no more than 1,500 pounds, a height not exceeding seven (7) feet, and an overall length not exceeding twenty-two (22) feet will be permitted to be parked upon the Association property.
5. A commercial vehicle is any vehicle used for commerce or business purposes and displays writing or advertisements of any kind (except bumper stickers properly affixed to the bumpers of the vehicle); openly displays any ladders, pipes, lumber or other construction materials or debris; or is registered or licensed for

commercial purposes or for hire. Official government, police, or emergency vehicles shall not be considered as commercial vehicles.

6. No vehicle shall be left standing in an unreserved parking space, or upon Association property, in excess of thirty (30) days.
7. Nothing except operable vehicles shall be placed within any of the unreserved parking spaces. This includes any item that may prevent others from parking in the space.
8. PODs (personal on-demand storage) or refuse containers may be placed in an owner's reserved spot for a period not to exceed seven (7) days.
9. No vehicle may be parked or left standing along any curb not specifically designated for parking, in a designated fire lane, upon any lawn area, sidewalk or any location not designated for parking of vehicles. No vehicle of any type whatsoever shall be driven upon any lawn area. This includes any vehicle used for the purpose of moving, lawn maintenance, or construction.
10. No vehicle, including motorcycles, shall be parked along any curb or be left standing or idling so as to block the normal flow of traffic in the community, at intersections, sidewalks, or parking areas.
11. No major repairs such as engine replacement or overhaul, brake relining, replacement or overhaul of transmission or rear end, etc. or the repainting of any vehicle, or the changing of oil of any vehicle, or the draining/flushing of the engine cooling system shall be permitted upon any Association property. Any trash, spillage of oil, fluids or grease from any vehicle must be promptly removed by the owner of the vehicle. Vehicle owners shall be responsible for the damage from any excessive leaking of fluids.
12. No unlicensed motor vehicles (motorbikes, go-carts, all-terrain vehicles, etc.), or other unlicensed motor vehicles (except mopeds approved for use on Maryland State roadways) shall be ridden within the Association boundaries.
13. Any owner or tenant determined to have damaged Association property by the use of any vehicle, including hired or leased

vehicles, shall be liable to the Association for the cost of repair or replacement to Association property. Inverness Association expressly reserves the right to pursue any necessary legal action to preserve to use and enjoyment of Association property.

14. All residents are responsible for informing their guests, tenants, and contractors of the Association's parking rules and informing them as to the proper places to park.
15. Violations of any of the above rules should be reported to the Management Agent in writing or via e-mail. A telephone call will not be sufficient. Reports of violations should include the make, year (if known) tag number, color of the vehicle, and owner/driver (if known), of the offending parked vehicle(s). Violations will be turned over to the Association Board of Directors for the required disposition, including towing or monetary fines.
16. Any vehicle(s) in violation of the Inverness Association Parking Rules may be towed from the community by a private contractor at the discretion of the Board of Directors or by the Management Agent under the direction of the Board of Directors.