

# Stedwick Homes Corporation

## Parking and General Vehicular Rules

### Introduction

The following Parking and General Vehicle rules have been adopted by the Stedwick Homes Corporation Board of Directors to regulate parking and other vehicular matters within the Community. They have been adopted under the authority of the Corporation By-laws (Article IX, Section 1(d)).

This section permits the Board of Directors “to adopt and publish rules and regulations governing the use of Community Properties and facilities and the personal conduct of the Members and their guests thereon...” These rules also implement and clarify covenants and other restrictions regarding commercial vehicles, private trucks, trailers, boats, etc.

The purpose of these rules and regulations is to promote the safety and welfare of Stedwick residents while preserving and protecting the property values within the Community. Furthermore, these rules and regulations have been adopted with sensitivity towards maximizing the efficient utilization of limited Community parking.

Permitted Parking – parking of properly licensed motor vehicles will be permitted within the Stedwick Community only at the following locations:

- a. Private Dwelling Units – Vehicles may only be parked within a garage or on the paved portion of a driveway leading to a garage or carport.
- b. Community Owned Property – Vehicles may be parked on paved portions of Stedwick Community private streets and designated parking areas, within curb marking where such markings are provided.
- c. County Roads and Streets – Vehicles may also be parked on county streets (e.g., Stedwick Road and Watkins Mill Road), except where prohibited by county regulations.

**Prohibited Parking** – motor vehicles parking is prohibited in the following locations:

- a. Access Areas – in marked fire lanes, within 15 feet of a fire hydrant, between ‘No Parking’ signs, within 30 feet of a stop sign, within 20 feet of a crosswalk at an intersection, or in front of bike paths,
- b. Driveways – within 5 feet of a driveway without permission of the homeowner, agent or resident,
- c. Other Community Properties – sidewalks or bike paths or on greenspace (considered to be 2 or more wheels over the curb).

**Restricted Vehicles** – The following vehicles are specifically prohibited from parking overnight on either private or Community property. Overnight is defined to be any time between 9:00 p.m. to 6:00 a.m.

- a. Commercial Vehicles – Any vehicle with any type of writing or printing (letters, pictures, numbers or insignia) other than provided by the manufacturer. Vehicles which carry ladders, pipes, etc. are considered commercial vehicles. Government owned vehicles, e.g., Police and other state or federal governmental vehicles, are exempted.
- b. Open Bed Private Trucks – “Open Bed Private Trucks” include all vehicles designed for the transport of goods or services. The majority of such vehicles are commonly known as “pick-up trucks”, having an open back and a separate cab. Trucks with caps or camper shells with windows on at least three sides that are approximately the same height as the cab are exempted. Trucks with matching or black manufactured,

installed covers over the bed (tonneau covers) at not more than six (6) inches over bed height are permitted. Trucks with exposed toolboxes are not permitted.

c. Oversized Vehicles – Any vehicle whose maximum exterior dimensions exceed any of the following is not permitted:

- 240 inches long (passenger cars are exempt from this dimension restriction)
- 80 inches wide
- 90 inches high

d. Any vehicle with more than four wheels on the roadway.

e. Trailers – Any vehicle designed to be towed.

f. Campers or Recreational Vehicles.

g. Boats or any other device or structure, of any material, designated primarily for use as a floatation device upon a body of water.

#### **Other Regulations**

a. Vehicle repairs are not permitted on community property. Routine cleaning and maintenance are exempted. Changing oil or other vehicle fluids is not permitted. Costs to repair damage to parking areas caused by vehicle repair or the discharge of fluids will be charged to the property owner.

b. Unlicensed, inoperable, and stored vehicles are not permitted to park on community property. Vehicles registered in Maryland must display both front and rear license plates and current registration stickers, even if the vehicle is covered. A vehicle with flat tire(s), missing parts, or any other visible condition which makes the vehicle unable to operate is considered inoperable. Vehicles that have not moved in 15 days are considered to be stored.

**Enforcement Procedures** – To implement and enforce these rules and regulations the following procedures are established:

a. Enforcement – Enforcement of these rules and regulations will be through the Stedwick Homes Corporation Board of Directors, or by its officers, agents and employees. Motor vehicles in violation of these rules and regulations will be stickered, identifying the violation, and subject to being towed if not resolved or corrected within 72 hours.

b. Exemptions – Under exceptional circumstances, exemptions to these rules for an individual vehicle may be granted. A written request for exemption must be made to the Stedwick Homes Corporation Board of Directors. Based on the circumstances of the exemption request, a conditional, temporary, and/or indefinite exemption may be granted.

Approved: 6/19/86,

Amended: 2/18/97, 11/15/89, 8/8/93, 5/20/98, 10/20/04, 1/18/06, 5/16/07, 8/15/07, 2/16/11, 6/20/12, 8/15/18, 4/17/19, **6/15/2022**

Reaffirmed: 8/19/87, 6/15/88, 7/19/89, 6/19/91, 6/17/92, 6/16/93, 4/20/94, 6/16/96, 4/21/99, 4/19/00, 4/18/01, 8/21/02, 4/16/03, 5/19/04, 5/18/05, 4/15/09, 4/21/10, 6/15/11, 4/16/14