

STEDWICK HOMES CORPORATION

TOWING POLICY

PURPOSE

1. To prevent continued violation of the covenants and parking regulations by restricted vehicles. *(See Parking and General Vehicular Rules policy for descriptions of restricted vehicles)*
2. To remove restricted vehicles.
3. To remove vehicles which are in violation of the Parking and General Vehicular Rules (policy), as re-stated below:
 - “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,”
 - “Other Community Properties – sidewalks or bike paths or on greenspace (considered to be 2 or more wheels over the curb)”.
4. The Stedwick Homes Corporation shall post signs at each neighborhood entrance giving clear notice that open bed pickup trucks and commercial vehicles are prohibited.

IMPLEMENTATION

1. Restricted Vehicles and Vehicles In Violation of #3 Above
 - a. After the vehicle is seen once, a violation sticker is securely attached to the vehicle.
 - b. The nature of the violation, the date and time the sticker was attached is written on it.
 - c. The sticker informs the vehicle owner that the violation must be corrected or the vehicle may be removed 72 hours after the sticker is attached.
 - d. The vehicle may be towed by the towing company contracted by the Stedwick Homes Corporation company 72 hours after it is stickered. Vehicles are towed and stored at the vehicle owner's expense.
2. Stored/Abandoned Vehicles

Vehicles that have not moved in 15 days are considered to be stored/abandoned. A violation sticker stating that the violation must be corrected or the vehicle may be removed within 72 hours is securely attached to the vehicle. The vehicle may be towed and stored at the vehicle owner's expense by the towing company contracted by Stedwick Homes Corporation 72 hours after it is stickered.
3. The Montgomery Village Foundation will provide the Stedwick Homes Corporation reports on vehicle violations. In the event that additional staff must be hired to accompany the towing service, this cost will be borne by Stedwick Homes Corporation. Stedwick Homes Corporation will be kept informed of all actions through a monthly report. Vehicles parked within 5 feet of a driveway (without permission of the homeowner, agent or resident), blocking access to a private driveway, blocking a reserved parking spot or parked in an unauthorized reserved/designated parking space are subject to immediate towing and storage at the vehicle owner's expense at the request of the property owner or agent of that driveway or reserved/designated parking space by the towing company contracted by the Stedwick Homes Corporation.

Adopted: 4/21/99
Revised & approved: 4/18/01, 8/19/01, 4/16/14, 3/18/15, **6/15/2022**
Reaffirmed: 4/19/00, 4/16/03, 5/19/04, 5/18/05, 4/19/06, 10/18/06, 5/16/07, 4/16/08, 4/15/09, 4/21/10, 6/15/11