



WHETSTONE HOMES CORPORATION, INC.

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MEMORANDUM

To: Whetstone Homes Corporation
From: Martha Cruz, CMCA - Community Manager
Date: December 5, 2025
Subject: Proposed Policy Revisions and Parking Permit Plan for 2026

The Board of Directors has been working on a parking permit plan to address ongoing parking issues within the Whetstone community. The goal of this plan is to prevent the parking of vehicles overnight on roadways that do not belong to Whetstone Homes Corporation residents and guests. The Board of Directors approved the draft revisions of the Towing Policy and the Parking and General Vehicular Rules and Regulations to be made available to homeowners in an effort to gather feedback.

Summary of Proposed Plan

- Each property will be issued with **five (5) visitor parking permits** hangtags.
- The property account must be in good standing (no outstanding assessment balance and no open covenant violations) in order to receive permits.
- Any vehicle parked on community property overnight without a valid visitor parking permit is subject to towing without prior notice.
- The overnight enforcement hours will be from 9:00pm-6:00am.

Please visit the Montgomery Village website to view the full proposed Towing Policy and Parking and General Vehicular Rules and Regulations revisions with the Parking Permit Plan on the Montgomery Village website at: <https://montgomeryvillage.com/communities/village-communities/whetstone-homes-corporation> your feedback and comments are important and appreciated. Please submit your comments to whetstonehc@mvf.org. Modifications to the policy are in blue for ease of review.

The Board will potentially vote on the policy revisions and permit plan at their January 08, 2026, Board meeting. If approved the permits will be mailed via the United State Postal Service to each owner.

If you prefer an email, or hard copy of the draft policy, please contact Martha Cruz at mcruz@mvf.org. Thank you in advance for your cooperation; if you have any questions or concerns, please feel free to contact our office at 240-243-2329 or at whetstonehc@mvf.org.

WHETSTONE HOMES CORPORATION

PARKING AND GENERAL VEHICULAR RULES AND REGULATIONS

This policy governs the parking, operation, and storage of motor vehicles and boats in Whetstone.

1. In view of the developer's design criteria for parking in Whetstone, the owners of houses having garages are **expected** to utilize the spaces provided for them in their private dwelling unit (i.e. the garage and driveway) to park their cars.
 - a) Vehicles routinely parked in the street may hinder service vehicles, consequently causing damage to greenspace. Given the property damage that results in when vehicles are parked in such a way as to hinder other vehicles, vehicle owners may be held responsible for damage to greenspace that is clearly a result of a car parked in the street.
 - b) No vehicle shall be parked within Whetstone in a manner that blocks normal access to or from bike paths, walkways, fire hydrants, or other utility units.
2. The operation of unlicensed motor vehicles in Whetstone is prohibited. The operation of a motor vehicle by an unlicensed driver is prohibited in Whetstone.
3. The parking of motor vehicles is permitted within Whetstone at the following locations, and subject to the additional terms of this policy:
 - a) Private Dwelling Units – parking is permitted within a garage or on a driveway, or on the paved extension of the driveway. The parking of motor vehicles on private dwelling unit grass, or on patios, etc., whether paved or unpaved, is prohibited.
 - b) Community-Owned Property – parking is permitted on the paved sections of the community owned private streets or parking areas, except where parking is prohibited as specifically posted or where the parking shall restrict access to private property (i.e. garages, driveways) or streets. **Between the hours of 9:00pm-6:00am, visitor hang tags shall be displayed.**
4. Parking is prohibited in all locations within the community designated and clearly marked as "No Parking" areas, or where curbs are painted yellow (such as fire lanes, etc.) Parking on concrete aprons and sidewalks is also prohibited.
5. The operation and/or parking of motor vehicles (including motorized bicycles, ATVs and "pocket bikes") on Whetstone community-owned greenspaces, sidewalks or bike paths (all bike paths in Whetstone are community-owned) is prohibited. Motorized wheelchairs and mobility scooters are an exception to this rule and are permitted when used by individuals who require them.
6. An unlicensed vehicle is one with no visible tags or one without visible current registration stickers. An inoperable vehicle is one with flat tire(s), missing parts, or in any condition which makes it unable to move under its own power. A stored or abandoned vehicle is a motor vehicle not parked on the driveway or in the garage of a private dwelling unit, and that has not moved for a period of 14 or more days.
 - a) Parking of unlicensed or inoperable motor vehicles on Community-Owned property is prohibited in Whetstone.
 - b) Stowed or abandoned vehicles are prohibited in Whetstone and subject to tow at owner's expense.
 - c) Covered vehicles parked on Community-Owned Property without visible tags and/or visible registration stickers shall be treated as unlicensed vehicles, unless the vehicle's owner provides information to Whetstone Homes Corporation indicating otherwise.

7. No commercial vehicles of any type shall be permitted to be parked in a dwelling unit driveway or on Community-Owned Property between the hours of 9:00 p.m. and 6:00 a.m. other than as may be used by contractors in conjunction with repair operations for a period to be approved by the Board of Directors. Residents who require permission for the parking of commercial vehicles must contact the Whetstone Homes Corporation.
8. Parking the following vehicles between the hours of 9:00 p.m. and 6:00 a.m. in a dwelling unit driveway or on Community-Owned Property is prohibited in Whetstone:
 - a) All vehicles which exceed 240 inches (20') in length, or 80 inches (6'8") in width, or 90 inches (7'6") in height.
 - b) All vehicles which have more than four wheels on the roadway.
 - c) All vehicles which have an open-back and separate cab. The largest group of such vehicles are referred to as pickup trucks and are prohibited regardless of whether or not they have a cap or camper and regardless of the number of passenger seats in the cab.
 - d) All off-road vehicles which have a removable roof (unless the roof is designed and supplied by the automobile manufacturer and providing that the roof remains on the vehicle when parked overnight in the community).
 - e) Vehicles displaying any type of commercial writing (including commercial or business-related printing, letters, words, pictures, insignia), or identifying a firm, organization, service, project, etc., of any kind, type or description.
9. No boats of any type shall be permitted on the property of a private dwelling unit within Whetstone for more than twenty-one (21) days during any calendar year unless garaged (or screened in a manner acceptable to the Architectural Review Committee of the Montgomery Village Foundation). No boats of any type shall be permitted on the community-owned property within Whetstone, except in transport for loading or to permit ingress and egress to a private dwelling unit for storage therein. Damage incurred to community property by such ingress or egress shall be the personal liability of the **homeowner**. Repair may be made by community maintenance personnel and billed to the **homeowner**.
10. Due to the unsightliness created and possible annoyance to other residents of Whetstone, no **extensive work** such as dismantling and repairing motor vehicles, boats or machinery of any type shall be permitted outdoors on either the property of a private dwelling unit or on community-owned property within Whetstone.
11. Certain locations within the private streets of Whetstone may be designated as snow storage areas and may be posted as "No Parking During Snow Emergencies." A snow emergency condition will exist for this purpose when so declared by Montgomery County.

12. PARKING PERMITS - All vehicles parked on community streets between the hours of 9:00pm and 6:00am shall have a VISITOR, Whetstone parking permit hanging/displayed/visible from the rearview mirror of the vehicle. This is to include vehicles with handicap hangtags.

a. Homeowners will receive 5 visitor parking permits:

- Permits will be provided per home to any unit owner in good financial standing with the Association, and with no open covenant violations. Good financial standing shall mean that a unit owner does not have any outstanding delinquent balance due to the Association (to include but not limit association dues, fines, reimbursement requests, legal fees for collection and insurance claim deductibles.)

b. Vehicles parking in the community between 6:00am-9:00pm do not require a parking pass to be displayed.

c. Vehicles parking on community streets between 9:00pm-6:00am without a visitor parking permit will be towed without prior notice.

PERMIT DISTRIBUTION AND REPLACEMENT PROCEDURE – Owners (per home) will receive 5 visitor permits via USPS (United States Postal Service). The permits will be mailed to the owner’s mailing address.

- ***It is the homeowner's responsibility to provide the visitor parking permits to any tenants of the property.***
- ***Replacement of lost permits will be issued upon the submission of a Permit Request Form. Return of all other remaining permits, documented reason for replacement in writing, and a **replacement fee of \$250.00**. Lost permits will no longer be valid once replaced.***
- ***Only 1 replacement request per home may be submitted per calendar year. Owners with delinquent accounts at time of replacement request will not receive replacement passes until the account is in good standing.***
- ***All homeowners selling their home must return the assigned visitor permits to the MVF office on or before the home’s settlement date.***

13. **ENFORCEMENT PROCEDURES** - To implement and enforce these rules and regulations the following procedures have been established:

- a) **ENFORCEMENT** – enforcement of this policy will be by the Whetstone Board of Directors, or by its officers, agents and employees, and by the Police Department of Montgomery County and the State of Maryland.
- b) **PROSECUTION** – violators of this policy may be subject to towing pursuant to the Whetstone Homes Corporation’s published Towing Policy, as well as prosecution or other legal action, as necessary and/or appropriate under law. In addition, residents may be subject to the loss of Whetstone Homes Corporation privileges as determined by the Board of Directors in accordance with applicable articles, by-laws, and covenants of the Corporation.
- c) **WAIVERS** – Whetstone Homes Corporation community management may waive the above provisions for a period not to exceed seven (7) days upon a written request from a Whetstone resident to facilitate a resident’s move in or out of Whetstone or other special situation. The waiver must be sought AND granted before the vehicle is cited in violation of the covenants. ***Waiver requests that exceed the initial seven (7) day waiver will only be considered under extreme circumstances. Waivers will be considered by the Board on a case-by-case basis.***

14. As a reminder, pursuant to Montgomery County Code, Zoning Ordinance Chapter 59, Article 59A, Section (b) (10) (A), for those homes in Whetstone that are being used as businesses, “not more than one motor vehicle of a patron, client, or any other non-resident using, visiting, or associated with a no-impact home occupation may be parked at the same time on a lot or parcel where a home occupation is conducted.”

Revised & reaffirmed: 6/13/02, 5/8/03, 10/9/03, 9/8/05, 4/10/08, 6/9/11, 9/10/1, 1/10/2019

Reaffirmed: 9/14/89, 9/13/90, 9/12/91, 9/10/92, 9/9/93, 4/14/94, 4/13/95, 4/11/96, 4/10/97, 4/9/98, 4/8/99, 4/11/02, 5/13/04, 4/12/07, 4/9/09, 4/8/10, 3/14/13, 3/13/14, 4/9/15, 4/13/2017, 3/8/2018, 9/9/21, 04/22, 5/11/23, 7/11/24.

WHETSTONE 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 and Regulations for descriptions of restricted vehicles) (hereinafter referred to as the "Parking Policy").
2. To remove restricted vehicles.

IMPLEMENTATION

- a. A vehicle deemed to be in violation of the Parking Policy is seen once, a violation sticker is securely attached to the vehicle.
- b. The sticker informs the owner of the date and time the sticker was attached and the nature of the Parking Policy violation.
- 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 Whetstone Homes Corporation 72 hours after it is stickered. Vehicles are towed and stored at the vehicle owner's expense.
- e. Any vehicle parked in Whetstone Homes Corporation on common roadways without a VISITOR parking hang tag between 9:00PM and 6:00AM is eligible for immediate tow.

Stored/Abandoned Vehicles

Vehicles that have not moved in 14 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 Whetstone Homes Corporation 72 hours after it is stickered.

Montgomery Village Foundation will continue to provide the Homes Corporation with reports on vehicle violations. In the event that additional staff must be hired to accompany the towing service, this cost will be borne by the Homes Corporation authorizing the towing. All instructions to the private towing company will be directly from MVF staff excluding requests for towing from private driveway and garage entrances. The Homes Corporation will be kept informed of this action through a monthly report.

The Homes Corporation will post signs giving notice that restricted vehicles will be towed.

This Towing Policy does not apply to towing that occurs as a consequence of violations of Montgomery County law or regulations. Towing pursuant to Montgomery County Bill No. 23-09 may be conducted at the direction of the Montgomery County Police or by other authorities permitted to cause vehicles to be towed under law.

Approved as Amended: 3/14/02, 5/8/03, **1/10/2019**

Reaffirmed: 4/11/02, 5/13/04, 4/12/07, 4/10/08, 4/9/09, 4/8/10, 5/12/11, 4/9/15, 9/10/15, 4/13/2017, 3/8/2018, 09/20, 04/22, 5/11/23, 7/11/24