

SOUTH VILLAGE HOMES CORPORATION

PARKING AND GENERAL VEHICULAR RULES AND REGULATIONS

INTRODUCTION

These rules and regulations have been adopted by the Board of Directors of the South Village Homes Corporation to regulate parking and other vehicular matters within the South Village community. They have been adopted under the authority of the South Village Homes Corporation By-Laws (Article IX, Section 1). This section permits the Board of Directors "... to adopt and publish rules and regulations governing the use of the Community Properties and facilities..." These rules and regulations also implement, clarify and define certain portions of the covenants and other restrictions regarding commercial vehicles, trailers, boats, and private trucks etc.

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

The following rules and regulations shall apply to all vehicles meeting the criteria set forth herein without regard to the type or designation of license plates affixed to the vehicle.

1. **PERMITTED PARKING:** Parking of motor vehicles will be permitted within the South Village community only at the following locations:
 - a. **Private dwelling units:** vehicles may be parked only within a garage or carport or on the paved section of a driveway on the property of a private dwelling unit. RESIDENTS ARE EXPECTED TO USE GARAGES, CARPORTS AND DRIVEWAYS WHERE PROVIDED. Garages or carports should not be converted to storage spaces or other uses.
 - b. **Community-owned property:** vehicles may be parked only on paved sections of South Village community-owned designated parking areas. All vehicles must be parked within curb markings where markings are provided.
2. **PROHIBITED PARKING:** Parking of motor vehicles is prohibited in all other locations within the South Village community, including:
 - a. **NO PARKING areas:** parking is prohibited in any location within South Village which is designated by a sign or yellow curb marking as a no-parking area. Included are all fire lanes and snow emergency areas. A snow emergency will exist for this purpose when so declared officially by the Montgomery County government.
 - b. **Access areas:** parking is prohibited in front of bike paths, sidewalks, and private driveways, within 30 feet of a stop sign, within 20 feet of a crosswalk at an intersection, or within 15 feet of fire hydrants. Parked vehicles must not restrict access to garages, driveways, streets, or sidewalks, or otherwise interfere with pedestrian traffic.
 - c. **Other community properties:** no motor vehicle will be permitted to park or operate on greenspace, sidewalks or bike paths within the South Village community, except for emergency or maintenance vehicles. These restrictions apply to all motor vehicles including "off-the-road" vehicles (as defined in Article 27, Section 578 of the Maryland Code).
3. **RESTRICTED VEHICLES:** The following vehicles are **prohibited from parking overnight** (any time between 9:00 p.m. and 6:00 a.m.) **on community property or private property within the community.** Restricted vehicle parking is permitted if the vehicle is kept totally within the garage of a private dwelling unit, and does not create a nuisance to other members of the community due to noise or unusual hours of activity.

- a. **Commercial vehicles:** any vehicle with any type of writing or printing (letters, pictures, insignia) other than that applied by the manufacturer of the vehicle. Vehicles which carry ladders, pipes, tools, etc. on the exterior will be considered commercial vehicles, without regard to the presence or absence of commercial signage and utility as per 3B: inclusive of vans of excessive size. Any vehicle exceeding 240 inches (20') in length, or 80 inches (6'8") in width, or 90 inches (7'6") in height or any vehicle with more than four wheels on the roadway is considered oversized.
- b. **Trucks:** any vehicle designed and used primarily for the transport of goods or services rather than passengers. Included are all box trucks and service/utility trucks, "step" vans, and any van with a raised or "high-top" roof. An exception to the general restriction against trucks for trucks used as personal vehicles is provided herein.
- c. **Trailers:** any vehicle having wheels but dependent upon another vehicle for its motive power.
- d. **Recreational vehicles:** any vehicle designed, constructed or modified to provide temporary living quarters for recreational, camping, or travel use; and/or generally identifiable by the number and configuration of vents and utility hookups, types of windows, luggage and storage capabilities and general visual appearance not associated with a passenger vehicle normally found in residential communities.
- e. **Buses:** any vehicle designed, constructed or modified to be used as a bus.

It is intended hereby to permit only the parking of personal motor vehicles within South Village, in keeping with the spirit and intent of the covenants to promote and maintain a residential community.

4. **PERSONAL TRUCKS:** Privately-owned pickup trucks and vans which do not violate any other restriction herein and which are used primarily as personal vehicles **are permitted** to park overnight in the community, **provided the following conditions are met:**

- a. The cargo area, or bed, of a pickup truck must be covered with a commercially-available bed cap or cover complying with the following requirements.
 - i. Bed caps and covers must be of a harmonious style, color and shape to match the vehicle.
 - ii. Caps and covers must fit flush with the perimeter of the cargo bed and be closely fitted to the cab and body.
- b. The Gross Vehicle Weight Rating (GVWR) of any pickup truck or van must be at or below 15,000 lbs (6800kg). Outrigger, tow, flat bed, utility/service, box, and stake bodies are not permitted. Pickup trucks with plow or spreader attachments are not permitted.

5. **OTHER RESTRICTIONS:** the following restrictions are also established:

- a. **Extensive repairs:** no work on or dismantling of vehicles, boats or machinery of any type (other than routine maintenance and cleaning) is permitted on South Village community property, or outdoors on the property of a private dwelling unit.
- b. **Unlicensed:** no vehicle is allowed without a current, legal registration properly displayed. In addition, no unlicensed driver is permitted to operate a vehicle on community-owned property.
- c. **Inoperative:** no vehicle is allowed which has any defect preventing it from being legally operated under its own power.
- d. **Damage:** no vehicle is allowed which causes damage to community property.
- e. **Boats:** any device or structure, of any material, designed primarily for use by one or more persons as a flotation device upon a body of water. No boats will be permitted on the property of a private dwelling unit within the South Village community unless garaged. No boat will be permitted on South Village community property other than to gain access for garaging on the property of a private dwelling unit.

- f. **Stored vehicles:** vehicles may not be stored on South Village community property. All vehicles must be moved at least every fourteen (14) days. Homeowners with special circumstances may contact the community manager to provide a specific date by which the vehicle will be moved. *NOTE: ANY ATTACHMENT TO A MOTOR VEHICLE SUCH AS CAPS, LADDER RACKS, TOOL BOXES, PLOWS, ETC. MUST NOT BE STORED ON PRIVATE PROPERTY (UNLESS GARAGED) OR ON COMMUNITY-OWNED PROPERTY.*
 - g. **Oversized vehicles** are prohibited from parking in the community at any time unless the vehicle is in use providing direct service to a residence or homeowner at that time. Any vehicle exceeding 240 inches (20') in length, or 80 inches (6'8") in width, or 90 inches (7'6") in height or any vehicle with more than four wheels on the roadway is considered oversized.
 - h. **Assignment or modification of assigned parking spaces by any entity other than the Board of Directors is prohibited.** Motorcycles are permitted to be parked in the same space as an automobile as long as the vehicles do not extend into the drive lane of the street.
6. **VIOLATIONS:** Violators of these parking and general vehicular rules and regulations will be subject to prosecution or such other legal action as may be appropriate. In addition, members will also be subject to the loss of corporate privileges in accordance with the by-laws and covenants of the corporation, and the Board of Directors of the South Village Homes Corporation may seek suspension of certain Montgomery Village Foundation recreational privileges as well, as may be approved by the Board of Directors of the Montgomery Village Foundation, Inc.
7. **ENFORCEMENT:** These rules and regulations shall be enforceable by the Board of Directors of the South Village Homes Corporation, its agents, officers and employees, and by the Montgomery County Police Department and Maryland State Police as applicable.

Approved: 5-23-12
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