



Parking Policy

Assigned Parking Spaces

Assigned space(s) and assigned parking are terms which may be used interchangeably, and shall always refer to those spaces assigned for the exclusive use of a unit. These spaces shall be further distinguished by identifying numbers which shall correspond to the unit number to which the space is assigned.

Unassigned parking spaces shall refer to those spaces set aside as a courtesy for resident and non-resident vehicles owned or operated by the residents of Grosvenor Square and guests.

The Board of Directors reserves the right to make assignment changes regarding the future use of the parking spaces as it sees fit in order to meet the on-going needs of the community, providing that the membership receives at least thirty (30) days' notice.

Parking – Restrictions of Use

There shall be no parking whatsoever opposite or adjacent to the mailboxes, nor on any corner neither within the community, nor within fifteen (15) feet adjacent to any fire hydrant, nor in any manner which could impede the normal flow of traffic through the community. PLEASE NOTE: "**No Parking Areas**" throughout the community are designated by yellow curbs. Furthermore, vehicles shall not be parked in a manner which could interfere with the ability to remove and park vehicles within the community, nor shall they be parked so as to obstruct vision and encumber drivers attempting to effect safe entry and exit of their vehicles to and from the community. Tandem or double parking of vehicles shall not be allowed in the community. Any vehicles found in violation of this provision, for whatsoever reason, shall be towed without exception and without notice to the owners, who assume all risk and expense.

Disabled, Abandoned and Unregistered Vehicles

No vehicle which is inoperative, does not display current registration tags, is disabled or abandoned shall be permitted to park within the community. The repairing of vehicles in



the community is prohibited. Violators will be given five (5) days written notice to remove such vehicles from the community. This written notice shall be posted upon each vehicle parking in violation of this Policy. After five (5) days, any vehicle thus posted, if not already removed, shall be towed, at the owner's risk and expense. Any vehicle which has been previously posted, and is found again to be in violation of these parking rules and regulations, shall be towed without further notice.

Illegal Vehicles

No boats, jet skis, trailers, tractors, campers, camp trucks, house trailers, farm implements, work trucks, service trucks or construction vehicles of any kind shall be permitted to park or be parked within the community at any time.

No vehicles, trucks, vans or the like over three fourths (3/4) ton shall be permitted to park or be parked within the community at any time.

NOTE: The limit governing the maximum pay load capacity for trucks and vans permitted to park within the community is three fourths (3/4) ton.

Vehicles, trucks or vans three fourths (3/4) ton or under will be allowed to park in the community on the following conditions. No ladders, ladder racks, pipes, pipe racks, side mounted tool boxes, machinery or materials will be allowed on the vehicles, trucks or vans.

Signage on vehicles, trucks, vans three fourths (3/4) ton or under is limited to the front two doors of the vehicle.

Pickup trucks shall not be permitted to park overnight within the community when items/materials (other than spare tire/incremental tool box) remain in the payload area of the vehicle. The sole exception of this rule shall be those vehicles employed by individuals who are actively in the process of changing residence.

Snow Policy

During severe weather conditions, the Association may impose limited parking for unassigned spaces. Due to the nature of these conditions, parking spaces are at an absolute premium and an unassigned space would most likely be used as storage for the accumulation of snow being removed from resident spaces as needed. Residents shall be expected to clear their reserved assigned parking spaces for their own use and refrain from parking in other assigned spaces.



"Severe weather conditions" shall be defined as any set of weather conditions which causes enough snow to accumulate so as to necessitate the activation of the services of the Association's snow pushing contractor.

Visitor Parking

Parking for visitors in unassigned spaces shall be provided as a courtesy for the guests of the residents of Grosvenor Square. These spaces shall be intended for short-term and transient use only (maximum time limit is seventy two (72) hours). At no time shall these spaces be used for vehicle storage.

Visitor parking privileges may be suspended during severe weather conditions.

Motorcycles

Motorcycles shall be treated as cars.

- A. Motorcycles can be either parked singularly in a parking space or tandem park in the **front** of your vehicle in your parking space.
- B. When the motorcycle is tandem parked in a parking space, the length of your motorcycle and vehicle cannot exceed seventeen (17) feet in length.
- C. Parking of motorcycles will not be allowed on the side of a vehicle in a parking space.
- D. Motorcycles will not be allowed to be parked on the sidewalks, grass areas or the front, rear or side yards of the community.

The owner/operator(s) of motorcycles shall be responsible for maintaining them in an upright position at all times while parked in the community; they shall furthermore be parked in such a way so as to not damage other vehicles should they fall over due to windy conditions. Covers or tarpaulins for these vehicles, if so equipped, shall be maintained in good appearance and must be securely attached when used. Motorcycles in violation of the rules and regulations of the Parking Policy must be removed from the community if it becomes apparent that they are inoperative, disabled, abandoned or are not displaying current motor vehicle registration tags.



Leaking Fluids

Please check your vehicles for leaking fluids. The person to whom a parking space is assigned will be held responsible for the cleanup of any fluid spillage and/or liable for any cost or expenses the Association should incur to correct the damages and/or repairs to the parking lot surfaces.

Reserved Assigned Parking Spaces

Each Townhouse is assigned a reserved parking space. The reserved parking space assigned to your unit has been marked with the unit number for your Townhouse.

The Board of Directors, in assigning reserved parking spaces, has made every effort to accommodate each Townhouse owner, by providing them with a parking space convenient to their unit.

Unassigned parking spaces, spaces not marked “Reserved” with a two (2) digit number are classified as open parking spaces and are available to any visitor on a first come, first serve basis. **A maximum time limit of seventy two (72) hours has been established for visitor parking spaces.**

Signs are posted about the property notifying guests that parking is reserved and assigned, and that violators will be towed at their own risk and expense.

The responsibility of policing, for the purpose of having a vehicle towed from your assigned parking space(s), is the responsibility of the unit owner or person to whom the space(s) have been assigned.

Arrangements have been made with **G&G Towing, 421 Dover Road, Rockville, Maryland (301-762-6023)** to tow vehicles parked illegally in your assigned parking spaces. The cost of towing and storage will be the responsibility of the owner of the illegally parked vehicle.

The procedure to follow in order to have someone towed from your assigned parking spaces is as follows:

1. Call G&G Towing – 301-762-6023
Give them your name, address and telephone number (as the call will be verified), the name of the property (Grosvenor Square), your parking space number and the nature of the problem or violation.



2. When the tow truck arrives, you must meet the driver, as you will be required to sign a release authorizing G&C Towing to tow the illegally parked vehicle from your assigned space.

The GSHOA Board of Directors believes that, with the implementation of this assigned parking plan, the parking problems that many unit owners may have been experiencing will be eliminated.

If you should have any questions regarding the assignment or the procedure to follow in order to have a vehicle towed, please feel free to contact our managing agent, Robert Ackermann, (telephone number 301-855-4193 or 410-741-5120).

Restricted Parking!!!

Parking spaces immediate in front and to the right side of the condominiums as you enter King Charles Way belong to the owners of the condominiums. They have a separate Association. As such, you may be subjected to having your vehicle towed without notice if you park in one of their spaces. In a dire emergency, one in which there are no available parking spaces in our designated areas you should park in one of their spaces to the right and along the back row. You must leave on your dashboard your name, phone number and address where you may be located. You must then relocate your vehicle to one of our visitor parking slots as soon as one becomes available.