

**COUNCIL OF UNIT OWNERS  
Rock Creek Gardens Condominium  
Silver Spring, Maryland  
COMMUNITY RULES AND REGULATIONS**

<i>Rule No.</i> 6	<i>Title</i> Parking	<i>Effective Date:</i> 07/11/2019	<i>Page</i> 1	<i>No of pages</i> 3
<i>Bylaw Reference(s)</i> Article XI, Section 3(h)&3(j), and Section 5		<i>Maryland Condominium Act Reference(s)</i> Sections 11-103(d)(1), 11-109(d)(12)&(22),11-111(d)	<i>Montgomery County Code Reference(s)</i> Chapter 30C	

6-1. PURPOSE

This rule establishes policies and procedures governing the use of marked parking spaces that are part of the [general common elements](#).

6-2. POLICY

- a. The [general common elements](#) include 258 marked parking spaces. Of these, 242 spaces are designated for resident parking while 15 are reserved for guests. The community includes a total of 227 residential units.
- b. Marked parking spaces are reserved for the exclusive use of residents, except for those specifically marked for visitors, which are exclusively reserved for guests of residents. Vehicles authorized to use marked parking spaces will be identified by means of parking permit issued annually during the month of October by the on-site office.
- c. Failure to abide by the parking rules and regulations explained in this section may result in non-compliant vehicles being towed at the vehicle owner's risk and expense in accordance with Title 21, Subtitle 10A of the Maryland State Transportation Code and Section 30C of the Montgomery County Code. Contact information for the towing contractor is listed in the community [directory](#).
- d. Each [unit](#) is entitled to one resident parking permit and one guest parking permit. Vehicles occupying marked resident spaces that do not display a current resident parking permit and those occupying marked visitor spaces that do not display a current visitor parking permit are subject to towing between the hours of 10 p.m. and 5 a.m.in accordance with Paragraph 6-2c above.
- e. Authorized vehicles are accommodated on a first-come, first-served basis. There are no reserved spaces, except those designated for visitors and any spaces reserved for handicapped residents who qualify for such spaces under applicable state law.
- f. Vehicles must be parked within the painted lines marking each parking space. Using more than one space by parking across marked lines, is prohibited and is grounds for towing.
- g. Only one vehicle may be parked in any marked space within the two off-street parking areas and along Grubb Road. In spaces located along Washington Ave., a maximum of two vehicles (parked bumper-to-bumper) may be parked in each marked space. Residents who park two vehicles in a double space must ensure that one of the two vehicles displays a current resident parking permit.
- h. Marked parking spaces are intended to accommodate personally owned passenger-type motor vehicles, including motorcycles, of residents and their guests. Trailers, trucks, campers, camp trucks, house trailers, boats, and any vehicle that requires more than one marked space, or any junk vehicle, may not be parked or stored in any marked parking space, or anywhere else on the general common elements.
- i. Commercial vehicles, including trucks, vans, and special-purpose equipment, may park in any marked space for the purpose of providing services to any unit or any part of the general common elements. Such commercial vehicles may park without permit or limitation only while services are being performed or as otherwise necessary, and may not be left overnight.

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- j. The placing of any temporary storage container (commonly referred to as a “pod”) within any marked parking space or spaces, or anywhere else on the general common elements, is prohibited without prior approval of the [Board of Directors](#). Requests must be submitted in writing to the [on-site office](#), at least 30 days in advance of the desired delivery date. The Board, at its discretion, may approve such requests on a case-by-case basis and prescribe limits on where the container may be placed and how long it may remain.
- k. Except for immediate incidental or minor repairs, such as replacing a flat tire, parking spaces may not be used for repairs that require more extensive repairs, such as disassembly of components, draining of fluids, and similar activities. Repairs that are not minor or incidental must be performed off-site.
- l. Vehicles must be properly registered and insured, as required by the State of Maryland or the state in which the vehicle is registered.

### 6-3. PARKING PERMITS

- a. All motor vehicles kept on the condominium property must be registered with the [Council of Unit Owners](#) annually during the month of October. Upon registration, the on-site office will issue one resident parking permit and one visitor parking permit (per unit) to:
  - (1) Each resident owner or
  - (2) The primary tenant of each non-resident owner, unless a non-resident owner directs otherwise. Non-resident unit owners who withhold authority for the on-site office to issue a parking permit remain responsible for providing the primary tenant of the leased unit with the resident parking pass for that unit.
- b. Parking permits will not be issued to unit owners who are more than 60 days delinquent in payment of [Assessments for Common Expenses](#). Resident and visitor parking permits that were issued to unit owners who become more than 60 days delinquent may be suspended at the discretion of the Board of Directors so long as the delinquency of more than 60 days continues.
- c. Vehicles with a current resident parking permit may be parked in any marked space in any parking area, except for designated visitor and handicapped spaces. The current resident parking permit must be displayed by affixing it to either the front windshield or rear window in a manner that makes it clearly visible to towing contractors.
- d. Unit owners and tenants or their agents must ensure that resident and visitor parking permits are transferred to new owners/tenants when a unit is sold or leased.
- e. The replacement cost for a lost permit is \$50, except in the case of stolen vehicles or other circumstances that are clearly beyond the control of the permit holder, as determined by the Board of Directors.

### 6-4. VISITOR PARKING

- a. Visitor parking permits are intended solely for the use of bona fide guests of residents. A guest is a short-term visitor who does not reside in the unit on a temporary or full-time basis.
- b. Guest vehicles must park only in one of the marked visitor spaces between the hours of 10:00 p.m. and 5:00 a.m., and must display a current visitor parking permit. Parking of guest vehicles in resident parking spaces between those hours is prohibited and subjects such vehicles to towing at the owner’s risk and expense, in accordance with [Paragraph 6-2c](#).
- c. Residents may not use designated visitor spaces to park an additional personally owned vehicle, even if a current visitor parking permit is displayed. Visitor spaces are continuously monitored for misuse. Unauthorized vehicles are subject to towing at the vehicle owner’s risk and expense, in accordance with [Paragraph 6-2c](#).

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#### 6-5. HANDICAPPED PARKING

- a. A resident with a temporary or permanent physical disability may request the Board of Directors to designate an existing parking space adjacent to the disabled resident's entrance door as a handicapped parking space that is reserved for the exclusive use of that resident.
- b. Eligibility for reserved handicapped parking spaces is limited to residents holding a permanent handicapped vehicle registration plate or temporary handicapped windshield placard issued by the Maryland Motor Vehicle Administration.
- c. Upon approval, the Board of Directors will erect a suitable handicapped parking sign at the designated reserved space. The sign will include the building address and unit number for which the space has been reserved.
- d. Any vehicle parked in a handicapped parking space, other than a vehicle owned by the resident for whom it is reserved, is subject to immediate towing at the owner's risk and expense, in accordance with [Paragraph 6-2c](#), and further subjects to owner to fines and other penalties provided for in state law or county code.
- e. The on-site office will ensure that handicapped parking signs are promptly removed when the individual for whom it was issued no longer resides in the community or if the handicapped registration plate or windshield placard has been revoked by the Maryland Motor Vehicle Administration.