

# PATTON RIDGE HOMES CORPORATION

## MOTOR VEHICLE POLICY

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### INTENT AND PURPOSE

Pursuant to the authority granted to Patton Ridge by the Patton Ridge Homes Corporation (PRHC) Articles of Incorporation, the PRHC Declaration of Covenants, Conditions and Restrictions., the PRHC First Supplementary Declaration of Covenants, Conditions and Restrictions and the PRHC By-laws, and in keeping with the spirit to promote and maintain an attractive residential community, it is the intent of this Policy to permit only the parking of passenger- type motor vehicles and to limit such parking to designated areas within the Patton Ridge Community. The purpose of this policy is to identify permitted and restricted vehicles, to identify permitted and restricted parking areas, and to identify the actions to be taken to enforce any and all violations.

### A. PERMITTED AND RESTRICTED VEHICLES

#### 1. PERMITTED VEHICLES

Passenger vehicles may be parked at any time within the Patton Ridge Community. These passenger vehicles include sedans, coupes, hardtops, convertibles, station wagons, vans designed for personal passenger use and SUV's. These vehicles must have a manufacturer-installed roof. These passenger vehicles are subject to size limitations and parking restrictions as outlined below.

#### 2. RESTRICTED VEHICLES

The following motor vehicle restrictions apply in the Patton Ridge Community:

- a. At no time may any unlicensed, unregistered, abandoned or inoperable vehicle remain for more than 48 hours on the property of a private dwelling unit (unless garaged) or on community-owned property within Patton Ridge. All vehicles in numbered spaces on community property must be relocated at least every 30 days. Vehicles parked in unnumbered spaces or elsewhere on community property must be relocated at least every 15 days.
- b. Between the hours of 9:00 PM and 6:00 AM, the following vehicles are restricted either from remaining on the property of a private dwelling unit (unless garaged) or on the community-owned property within Patton Ridge
  1. All commercial vehicles.
  2. All non-passenger vans, trucks, campers, recreational vehicles and trailers.
  3. All vehicles which exceed 20 feet in length, or 6 feet 8 inches in width or 7 feet 6 inches in height.
  4. All vehicles which have more than four wheels on the roadway.
  5. All off-road vehicles that 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 in the community.

c. DEFINITIONS:

1. Commercial Vehicles: Any vehicle with any type of writing or printing (letters, pictures, insignia) of any kind, type or description, whether or not covered, other than that provided by the manufacturer of the vehicle. Vehicles that carry ladders, pipes, etc, or have been modified to carry such items, and vehicles modified to carry plows or similar equipment will be considered commercial vehicles. Vehicles used in the conduct of a trade or business that are designed primarily for the transport of goods and services rather than passengers. Police and other governmental vehicles that meet the criteria in this policy (other than markings) are permitted.
2. Trucks and Vans: The term “ truck” or “ van” is meant to apply to a truck owned, used, leased or maintained within the community and includes all vehicles designed and used primarily for the transport of goods or services rather than passengers. The largest group of such vehicles is commonly known as “pickup” trucks having an open back and/or a separate cab, and is prohibited regardless of whether or not they have a cap or camper installed and regardless of the number of passenger seats in the cab.
3. Trailers: Any vehicle designed to have wheels but dependent upon another vehicle for its motor power and designed to be towed behind such other vehicle.  
NOTE: Any non-wheeled attachment to a motor vehicle such as camper tops, caps, etc. must not be stored on either private property (unless garaged) or on community owned property. Such attachments, whether on the vehicle or not, are prohibited.
4. Campers and Recreational vehicles: A vehicular portable unit, designed to be mounted on wheels for use on highways and streets, propelled or drawn on its own or other motor power; of such a size and weight as not to require special highway movement permits when drawn by a motorized vehicle (or operated on its own power); primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use; and/or generally identifiable by the number of configuration of vents and utility hookups, types of windows, luggage and storage capabilities and general visual appearance not associated with a passenger vehicle.

d. No water craft of any type shall be permitted on the property of a private dwelling unit within Patton Ridge for more than 72 hours unless garaged or screened in a manner acceptable to the Architectural Review Committee of the Montgomery Village Foundation.

e. No water craft of any type shall be permitted on the community-owned property within Patton Ridge, except that the movement of any boat will be allowed to permit ingress and egress to a private dwelling unit for approved storage. Damage incurred to community property by ingress or egress shall be the personal liability of the homeowner. Repair may be made by Patton Ridge and billed to the homeowner.

3. These vehicle permissions and restrictions shall be enforceable by the Patton Ridge Homes Corporation, its directors, its agents, officers and employees, and by the Montgomery County and State of Maryland Police Departments as applicable.
4. Violations of these vehicle restrictions will be subject to towing or other legal action as outlined below.

## B. PARKING RULES AND REGULATIONS

### 1. PERMITTED PARKING

The parking of motor vehicles in the Patton Ridge Community is permitted only as follows:

- a. Private Dwelling Units: Vehicles must 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 when provided.
- b. Community-owned Property: Vehicles must be parked only on paved sections of Patton Ridge community-owned streets, which are designated for parking by signage or parking places marked by lines or ticks on the street or on the curb.

### 2. RESTRICTED PARKING

The parking of motor vehicles in Patton Ridge is prohibited in the following areas:

- a. Community-owned greenspace, community-owned sidewalks and all bike paths.
  - b. All areas marked as “No Parking.”
  - c. All areas marked as Fire Lanes.
  - d. All areas marked as “No Parking During Snow Emergencies” during the period so declared by Montgomery County.
  - e. In front of bike paths, walkways, private driveways and garages, within 30 feet of a stop sign, within 20 feet of a crosswalk at an intersection, or within 15 feet of fire hydrants. Parked motor vehicles should not block access to garages, driveways, streets or pedestrian traffic.
3. The repair or dismantling of motor vehicles, boats or machinery of any type is prohibited outdoors on either the property of a private dwelling unit or community-owned property within Patton Ridge. ***Changing oil or other vehicle fluids is not permissible on community property. Costs to repair damage to parking areas caused by vehicle repair or the discharge of fluids will be charged to the homeowner.***
  4. Unlicensed, inoperable, and stored vehicles – No unlicensed vehicles will be permitted to operate or park on private or community property in Patton Ridge. **Vehicles must display license plates and current registration stickers according to the laws of the state in which the vehicle is registered, even if the vehicle is covered. Maryland requires both front and back plates.** No inoperable vehicles are to be parked for more than 72 hours on community-owned or private property, unless garaged. A vehicle with one or more flat tires, missing parts, or any other visible Patton Ridge Homes Corporation Parking and General Vehicular Rules and Regulations Page 3 condition which makes the vehicle unable to operate under its own power will be considered inoperable.

## C. ENFORCEMENT PROCEDURES

1. These parking permissions and restrictions shall be enforceable by the Patton Ridge Homes Corporation, its directors, its agents, officers and employees, and by the Montgomery County and State of Maryland Police Departments as applicable.
2. Towing of restricted vehicles and illegally parked vehicles on community-owned property: (It is the intent that this Motor Vehicle Policy of Patton Ridge adhere to all provisions of the Montgomery County Code, Chapter 30C: Motor Vehicle Towing and Immobilization on Private Property. The Private Property so designated therein refers to Patton Ridge community-owned property.)
  - a. A tow notice will be securely attached to the vehicle giving the particulars of the violation and providing 72 hours notice of towing. Vehicles in fire lanes are subject to immediate towing.
  - b. If such vehicle has received a notice of any motor vehicle violation on any community-owned property and more than 72 hours but less than 180 days have elapsed after the first notice of violation, it will be towed at the owner's expense and without further notice.
3. Abandoned, unlicensed and inoperable motor vehicle violations will be stickered according to the procedure described above in Section C-2.
4. Restricted motor vehicles on the property of private dwelling units (other than garaged):
  - a. Notice of violation will be sent to the dwelling unit owner by mail.
  - b. Continued violation will be enforced by legal action
5. Fire Lane violations will be enforced in one of two ways:
  - a. According to the procedures outlined in paragraph 2 above, or;
  - b. Ticketed by the Police or Fire Department, which is a misdemeanor and carries a \$250 fine.
6. All parking spaces are owned by Patton Ridge Homes Corporation and there is no enforcement of the RESERVED use of the spaces by Patton Ridge Homes Corporation, Montgomery Village Foundation, private security or Montgomery County police. Residents and their visitors are to act on a "good neighbor" basis regarding parking in any other unit owner's reserved parking space. If an unauthorized vehicle is parked or blocking assigned parking space, you can request to have it towed by contacting the towing company contracted by the Board. You will be asked to provide your space number and a description of the vehicle (i.e. color, tag number, make and model). You will also be requested to sign the tow ticket, should this become necessary.

Adopted: 05/25/05

Revised 9/22/09; 4/23/13; 9/22/15; **1/22/19**

Reaffirmed: 05/23/06, 05/22/07, 8/26/08, 7/22/14; 6/23/15