TO:

Homeowners of Audubon Square/Fallbrook Townhomes

SUBJECT: Reserve Parking Plan

THIS IS A NOTIFICATION LETTER CONCERNING THE RESERVE PARKING PLAN WHICH WILL BECOME EFFECTIVE OCTOBER 1, 1988.

ON JULY 28, 1988 THE BOARD OF DIRECTORS MOVED TO IMPLEMENT THE RESERVED PARKING PLAN. THIS WAS IN ACCORDANCE WITH THE POSITIVE RESPONSE OF THE HOLMEOWNERS AT THE JUNE 1, 1988 SSPECIAL MEETING.

GUIDELINES FOR THE PLAN ARE ON THE REVERSE OF THIS LETTER.

#### **ENCLOSURES**:

- 1) IDENTIFICATION CARD FOR EACH UNIT
- 2) MAP OF COURT CORRESPONDING TO YOUR ADDRESS

#### GUIDELINES FOR RESERVED PARKING

- 1. Homeowners are authorized 2 parking spaces per unit.
- 2. Homeowners are responsible for notifying the towing company for their parking spaces only (towing) is optional at the discretion of the homeowner/resident.
- 3. The towing company will require the identification card and signature of the homeowner before towing an illegally parked vehicle.
- 4. Towing fee will be at the discretion of the towing company and in accordance with any Montgomery County laws.
- 5. Visitor parking spaces are not to be used by homeowners/renters. These spaces are for visiting guests only. Homeowners/renters abusing the visitor's spaces will be towed at their expense.
- 6. Homeowners/renters having more than 2 vehicles must be legally parked on public streets.
- 7. The Association's "By Laws" still state that assigned parking does not give the Homeowner/renter permission to park illegal vehicles (commercial, ¾ ton trucks, boats, buses, etc.) in their assigned space.
- 8. Abandoned vehicles and unauthorized vehicles not complying with Montgomery County codes in reference to unauthorized vehicles will be towed.
- 9. Have courtesy for your neighbors. Do not throw snow into your neighbor's parking space.
- 10. Please keep the identification card at your home.
- 11. Loss of identification card or additional cards will be \$5.00.
- 12. Lamination of the enclosed card is suggested.
- 13. Notify the Board of Directors if the parking space numbers peel or fade.

#### VISITOR PARKING REGULATIONS ADD THESE TO YOUR PARKING REGULATIONS AND PUT IN THE GREEN AECC NOTEBOOK

**Definition:** A visitor is anyone who is not a Homeowner or Renter or a Regular Occupant\* of a fixed address in the Audubon Square/Fallbrook Community.

- 1. Any vehicle found in any "Visitors" parking space for more than 7 consecutive days or 15 days in one month shall no longer be considered a "Visitor's" vehicle.
- 2. Homeowners/Renters **must** notify the Management Company if their visitors will be needing the "Visitors" parking space for an extended period of time.
- 3. Changing from one "Visitors" parking space to another will constitute "consecutive" days parking.
- 4. The abuse of "Visitor's parking spaces by visitors shall result in the following:
  - a) A warning on the vehicle
  - b) A \$50 ticket
  - c) Vehicle towing

<sup>\*</sup>Regular/Occupant is defined as someone who may have a permanent address elsewhere, but spends his/her days and/or nights at the Audubon address.

#### Audubon Square/Fallbrook Homeowners Association, Inc.

Proposed amended guide lines 1/15/08

#### **GUIDELINES FOR RESERVED PARKING**

- Homeowners are authorized to use two spaces for parking per unit. The association has
  the right to black out the reserve spaces of homeowners who have outstanding
  assessments or have not completed repair maintenance items on their home within the
  specified period of time allowed.
- 2. Homeowners are responsible for notifying the towing company if someone parks in their reserve space and the homeowner would like them towed.
- 3. The towing company will require the homeowner to show identification before towing illegally parked vehicles from their reserve spaces. Tenants must have written proof from the owner of the property that they have the right to tow from the reserve spaces.
- 4. Towing fees are at the discretion of the towing company and in accordance with Montgomery County Law.
- Visitor parking spaces are not to be used by homeowners/renters. These spaces are for visiting guest only. Homeowner/tenants abusing the visitor's spaces can be ticketed and towed at their expense.
- 6. Homeowner's/renters having more than 2 vehicles must be legally parked on the public streets.
- 7. The Association's "By-Laws" still state that assigned parking does not give the homeowners/tenant permission to park illegal vehicles (commercial, ¾ tone trucks, boats, buses, unregistered, inoperable etc) in their reserve spaces.
- 8. Abandoned vehicles and unauthorized vehicles not complying with the Montgomery County Codes in reference to unauthorized vehicles will be ticketed and towed.

### ADDITIONS TO THE AECC GUIDELINES

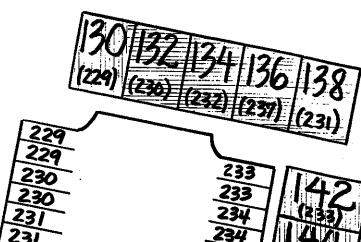
#### **MOTORCYCLE SIDECARS:**

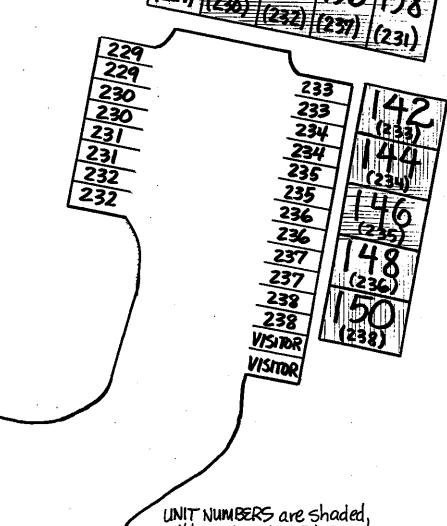
- 1) Motorcycle sidecars may be parked in the Homeowner's parking space any time of the year without restrictions.
- 2) Unattached motorcycle sidecars are not to be parked in the Visitor's Parking Space at any time.

Maintenance: The motorcycle sidecar must be kept in "Good Sound Repair"

#### YARD AND COMMON AREA PARKING RESTRICTIONS

 No motorcycle sidecar, jet, ski, wave skimmer, kayak, tow boat, boat, vehicle on a trailer, trailer, and/or anything similar, shall at any time be parked in the backyard, side yard, or common area of the Audubon Square/Fallbrook Community.





UNIT NUMBERS are shaded, with assigned PARKING SPACE Number below in parenthesis.

TOW CO. SIGN

420 422 424 426 428 430 (056) (057) (058) (059) (060) (061)	
--	--

(2 for 1 for	<u></u>	<u></u>
Tarongel Court (1 of the state	Ñ	416 (055)
Jano 135700000 400 (35) 400 (35) 400 (35) 400 (35) 400 (35)	(Lg	4 4 (054)
1000 Jasanas J	4	412 (053)
108(85) 1406(84) 1406(84) 1400(84) 1400(84)	K .	410 (052)
1950000 HOD (849)	U	408(051)
400 (848)	28	406(049)
402 (047) 400 (046)	g	404 (048)
75 400 (mg)	B.	402 (047)
	U	400 (046)

VISITOR

VEITOR

VISITOR

056
057
058
055
058
054
057
053
056
052
055
051
054
053
049
052
048
050
047
046
048 047 046
047
046

	_
061	
060	
059	
059 062	
059	
059 063	
060	
064	
063 060 064 061	
	1
065 062	
066	
063	1
064	1
067	
065	
068	
066	
069	
067	
069 067 070 068 069 070	1
068	
069	
070	
	_
•	

SHADED AREAS depict units + assigned parking space number. LAN SIZE is only relative to relationship to ARKING LCT.

### Carowsel (3 of 3)

6	n.	_	71
- P	Ë(	2	31
- 14	2	9	۱≽
L	4		_

SHADED AREAS depict units + unit nos., with assigned Parking SPACE No. in parenthesis.

5/18/19	
万4%(10)	
	l
	1
546(104)	!
546(104)	
1 2 2 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
544(103)	l
	l
	l
	l
	ı
	Į
万42(102)	
	l
$\sim$ $\sim$ $\sim$	
7/2/3	
22000	
240(0)	
以 (回)	
54000	
500	
5400	
54000	
578 (100)	
578 (100)	
578 (100)	
578 (100)	
528 (100) 228 (100) 24 (100) 24 (100)	
578 (100)	
578 (100)	
578 (100)	
578 (100)	
578(100) 576(09)	
538 (100) 538 (100) 538 (100)	

105	•
105	
104	·
104	
103	
103	
102	
102	
VISITOR	
VISITOR 101	
101	
101	
101	
101	
101 100 100 100	

090
090
091
091
092
092
093
093
094
094
VISITOR
095
095
096
096
097
097

5/6(090)
- ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( (
וטפטובונא
/ ~~
F17123
518(091)
520(092)
JUS
~~~
- 1 //neg
<i>         </i>
522(093)
/ /
524(094)
1 111/00/
// // // // // // // // // // // // //
/ —
526(095)
/ ~~~
万7只(096)
M / V 196
11 VIV. 21
•
9-2
•

# Manddin



SHADED AREAS show UNIT NUMBERS, with assigned PARKING NUMBERS in parenthesis.

501(106)
701 106
// // (100/
792
503(107)
- /
505(108)
<b>507(109)</b>
/ - / - / -
•
$F \cap A \cap A$
509(110)
/
気性(皿)
/ 400
- 1 - 7
6/6/3
513(12)
<i></i> /
515(14)
/~/
517(iis)
A JULIEN

106	•
106	
107	
107	•
108	
108	
VISITOR	
109	
109	
110	
110	
111	
111	
112	
112	
114	
114	
115	
115	٠
VISITOR	

124
124
123
123
VISITOR
122
122
121
121
120
120
119
119
118
11.8
117
117
116
116
VISITOR

55/(124)
7/ / 4.3
535(123)
7 37
553(122)
列(121)
77/1/21/
/ - /
$H \cap \cap A \cap A$
529(120)
//
- 1 // IA
527(119)
/
525(18)
21 1811
523(III)
521(16)

TOW SIGN (147) (148) (149) (150) (173) (151) (168)

CHADED ABEAS DEPICT WHITS, WITH ASSIGNED PARKING WITH ASSIGNED PARKING WITH ASSIGNED PARENTHESIS.

Court



1	
1	101(198)
1	
2	المتالك
3	
į	
3	
3	
1	
1	
1	
1	103(199)
1	4
1	
1	
1	
1	
1	الالالا
1	105(200)
1	
1	
1	7 / //aas
1	107(201)
1	
1	
1	
1	
1	
1	77,645
1	109(202)
1	
1	
4	
1	
	111(203)
	15 (204)
	// حک
-	
ļ	
l	
٠	
į	115(205)

VISITOR
VISITOR
198
198
VISITOR
199
199
200
200
201
201
202
202
203
203
204
204
205
205

VISITOR

·
215
215
214
214
212
212
211
211
210
210
209
209
208
208
207
207
VISITOR
VISITOR
206
206

. •	
17/5(215)	
MAC 251	
175	
~//	
No. control of the co	
J-7-7	
(4)	
1 //47/	
133(214)	
131(212)	
1 / / ( ) / ( )	
4/4	
129(211)	
777	
127(210)	
1///4//	
<b>~</b>	
AME, J	
125(209)	
72/	
127 (208)	
1/4/20X	
<del>77</del> /	
171/207	
/ (207)	
11/1/12	
<b>4</b> (26)	

SHADED AREAS depict units, with assigned parking space numbers in parenthesis. Starboard Court

18 (185)
16 (134)
VLY (183)
N2 (N82)

185
185
184
184
183
183
182
182

186
186
187
187
188
188
189
189
190
190

22 (186)
Z4 (187)
<b>26</b> (88)
28 (189)

8 (181)
(G) (180)
/ <del>/</del> }

181
181
180
180
179
179
178
178

SHADED AREAS depict units, with assigned spaces in parenthesis.

VISTOR
191
191
192
142
VISITOR
193
193
194
194
195
195
196
196
197
197

34 (191)
36(192)
<i>58</i> (193)
ZI / V (194)
42 (195)
144 (196) 11 2 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
46(147)

TEXY SKN



VISITOR
VISITOR
VISITOR
001
001
VISITOR
002
002
003
003
004
004
005
005
006

006

415 (007)	
417 (008)	
419 (009)	
421 (010)	
423 (011)	

	007
	008
	007
	009
	010
1	008
	011
ما	009
	014
	010
	012
	011
	014
	012

_	025
_	027
	025 027 024 026 023 025
_	026
	023
	025
_	024
	022
	023
	021
	020
_	024 022 023 021 020 019
	015 022 016 021
_	022
_	016
	021
	018
, _	020
_	018 020 017 019 018
_	019
_	018

015 016

017

Cont	ternuheeler,
بالهن	ourt
029	

029	
028	457 (02
027	1.7
026	461 (62
028	1013
025	459 (02
027	72017
024	457(02
026	1/19
023	4550
025	十フフい
	453 (a)
024	// Ex //

500000000000000000000000000000000000000			*******	****
//1	4		6/2	4
	•			
71	4	72	4,	7
				7
7,1	4	-7	, . <u>.</u>	۵
	7.		(0/4	
		4		7
4	4	L	01	7
	3		الإن	a

427 429 431 433 435 (012) (014) (015) (016) (017) SHADED AREAS depict unit numbers, with assigned parking space numbers in parenthesis. UNITS are sized relevant to space location.

## Suzburst



GHADED AREAS depict units, with assigned parking number for that unit in parenthesis.

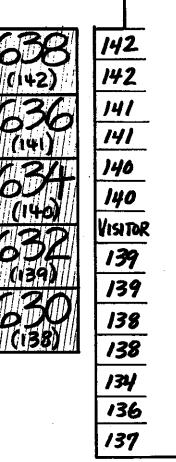
467(030)	
/ / / / / / / / / / / / / / / / / / / /	
469(4)	
华烈(032)	
4 7 67	
-	
475(33)	
10 1/ 1-10	
, — , —	
475(034)	
<i>,</i> — — — — — — — — — — — — — — — — — — —	
47/(035)	
/4 //////////	
4/2/03	
479(034)	
4/5/03/	
	•
4 (E) (CET)	

/ISITOR	VISITOR
037	038
037	038
036	039
036	039
035	040
035	040
034	041
034	041
033	042
033	042
032	043
032	043
031	044
031	044
030	045
030	045
	<u> </u>

7	,	<b>.</b>	,	
/_				
/	ı (			aN .
			(0)	
-				
				•
1	11		1/3/	2)
		冯		7/
1		<u>)</u>	l	Λ
		4) [	127	1/
		7/2		
1/2			0.	0
	1 /	ال		
1	. (	17		٨
		11		7/
		"		
			1/4	A
4				8



146
146
145
145
144
144
143
143



<u> </u>	
125	600
125	(125)
126	(AO2
126	(126)
127	604
127	(127)
128	600
128	(128)
VISITOR	608
129	(129)
129	60
130	(139)
130	
Vicino	

ISITOR	
131	
131	6
132	1116
132	16
133	1//(0
133	Co
134	
/35	6
135	II C
136	6
/37	1
	1/L



### AUDUBON SQUARE/FALLBROOK HOMEOWNER'S ASSOCIATION

PRIVATE COMMUNITY

Vame .

SAMPLE

Address

Authorized By THE BOARD OF DIRECTORS

10-1-88

-000-

Date

Reserved 2 Spaces No.

- This card is not transferable.
- This card only indicates parking space delegated on front of card. Any change in resident's status must be reported to management.
- Resident is responsible for taking and forcing action from a violation.
- The towing company, Guy's Towing of 19650 Frederick Rd., Germantown, MD 20874/Phone # 251-0999, will tow violators as is becomes necessary.
- Residents assigned said parking spaces understand that Audubon Square/Fallbrook Homeowner's Association or its authorized agents shall not be liable for any action taken by the resident controlling the parking spaces or the potential violator.