

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 HOMEOWNERS AT THE JUNE 1, 1988 SPECIAL 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

*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

1. 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.
5. 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

- 1) 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.

Sowsprit Court

126	228
(228)	228
124	227
(227)	227
122	226
(226)	226
120	225
(225)	225
	VISITOR

116	224
(224)	224
114	223
(223)	223
112	VISITOR
(222)	222
110	222
(221)	221
108	221
(220)	VISITOR
106	220
(219)	220
104	219
(218)	219
102	218
(217)	218
100	217
(216)	217
	216

130	132	134	136	138
(229)	(230)	(232)	(237)	(231)

229
229
230
230
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231
232
232

233
233
234
234
235
235
236
236
237
237
238
238
VISITOR
VISITOR

142
(233)
144
(234)
146
(235)
148
(236)
150
(238)

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

TOW CO. SIGN



420 (056)	422 (057)	424 (058)	426 (059)	428 (060)	430 (061)
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416 (055)
414 (054)
412 (053)
410 (052)
408 (051)
406 (049)
404 (048)
402 (047)
400 (046)

056
057
058
055
058
054
057
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047
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047
046

061
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063
060
064
061
065
062
066
063
064
067
065
068
066
069
067
070
068
069
070

434 (062)
436 (063)
438 (064)
440 (065)
442 (066)
444 (067)
446 (068)
448 (069)
450 (070)

SHADED AREAS depict units + assigned parking space number. UNIT SIZE is only relative to relationship to PARKING LOT.

VISITOR
VISITOR
VISITOR
VISITOR

Caravel Court (1 of 3)

Carousel Court (2 of 3)

478 (089)
476 (088)
474 (087)
472 (086)
470 (085)
468 (084)

VISITOR
089
089
088
088
087
087
086
086
085
085
084
084
VISITOR
071
071
072
072
073
073
074
074
075

500 (071)
502 (072)
504 (073)
506 (074)
508 (075)
510 (076)
512 (077)

464 (083)
462 (082)
460 (081)
458 (080)
456 (079)
454 (078)
083
083
082
082
081
081
080
080
079
079
078
078
VISITOR

075
076
076
077
077

SHADED AREAS depict
Units, with assigned
parking space number
in parenthesis.

Carrousel Court (3 of 3)

TOW
CO.
SIGN

SHADED AREAS depict units + unit nos., with assigned PARKING SPACE NO. in parenthesis.

548(105)
546(104)
544(103)
542(102)
540(101)
538(100)
536(099)
534(098)

105
105
104
104
103
103
102
102
VISITOR
101
101
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099
099
098
098

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

516(090)
518(091)
520(092)
522(093)
524(094)
526(095)
528(096)
530(097)

Mandarin Court



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

501(106)
503(107)
505(108)
507(109)
509(110)
511(111)
513(112)
515(114)
517(115)

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

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

537(124)
535(123)
533(122)
531(121)
529(120)
527(119)
525(118)
523(117)
521(116)

Portside Court

SHADED AREAS DEPICT UNITS,
WITH ASSIGNED PARKING
NUMBERS IN PARENTHESES.

TOW
SIGN

1	(147)
3	(148)
5	(149)
7	(150)
9	(151)
11	(152)

15	(153)
17	(154)
19	(155)
21	(156)
23	(157)
25	(158)
27	(159)

69	(177)
67	(176)
65	(175)
63	(174)

59	(173)
57	(172)
55	(171)
53	(170)
51	(169)

47	(168)
45	(167)
43	(166)
41	(165)
39	(164)
37	(163)
35	(162)
33	(161)
31	(160)

TOW
CO.
SIGN

Sloop Court

101(198)
103(199)
105(200)
107(201)
109(202)
111(203)
113(204)
115(205)

VISITOR
VISITOR
198
198
VISITOR
199
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200
201
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202
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205
VISITOR

215
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214
214
212
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208
207
207
VISITOR
VISITOR
206
206

135(215)
133(214)
131(212)
129(211)
127(210)
125(209)
123(208)
121(207)
119(206)

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

Starboard Court

18 (185)
16 (184)
14 (183)
12 (182)

185
185
184
184
183
183
182
182

8 (181)
6 (180)
4 (179)
2 (178)

181
181
180
180
179
179
178
178

VISITOR

186
186
187
187
188
188
189
189
190
190

22 (186)
24 (187)
26 (188)
28 (189)
30 (190)

VISITOR

191
191
192
192

VISITOR

193
193
194
194
195
195
196
196
197
197

34 (191)
36 (192)
38 (193)
40 (194)
42 (195)
44 (196)
46 (197)

SHADED AREAS
depict units, with
assigned spaces
in parenthesis.

TOW
CO.
SIGN

TOW
CO
SIGN

401 (001)
403 (002)
405 (003)
407 (004)
409 (005)
411 (006)

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
008
011
009
014
010
012
011
014
012

427 (012) 429 (014) 431 (015) 433 (016) 435 (017)

Sternwheeler
Court

029
029
028
027
026
028
025
027
024
026
023
025

463 (029)
461 (028)
459 (027)
457 (026)
455 (025)
453 (024)
451 (023)

024
022
023
021
020
019
015
022
016
021
018
020
017
019
018
015
016
017

447 (022)
445 (021)
443 (020)
441 (019)
439 (018)

SHADED AREAS depict unit numbers, with assigned parking space numbers in parenthesis. UNITS are sized relevant to space location.

(435)

Sunburst Court



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

467(030)
469(031)
471(032)
473(033)
475(034)
477(035)
479(036)
481(037)

030
030
031
031
032
032
033
033
034
034
035
035
036
036
037
037
VISITOR

045
045
044
044
043
043
042
042
041
041
040
040
039
039
038
038
VISITOR

499(045)
497(044)
495(043)
493(042)
491(041)
489(040)
487(039)
485(038)



**AUDUBON SQUARE/FALLBROOK
HOMEOWNER'S ASSOCIATION**
A PRIVATE COMMUNITY

Name SAMPLE

Address _____

Authorized By THE BOARD OF DIRECTORS

10-1-88
Date

- 000 -
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.