



ELKHORN LANDING

PO Box 1710

Ellicott City, MD 21041-1710

Parking Rules for the Elkhorn Landing Community Association, Inc.

WHEREAS, the Elkhorn Landing Community Association, Inc. has enacted Bylaws for the governance of the affairs of the Association; and

WHEREAS, pursuant to Article VII, Section 1 Paragraph A of the Association Bylaws, the Board of Directors shall have power to adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of members and their guests thereon, and to establish penalties for the infraction thereof;

NOW, THEREFORE, pursuant to Article VII of the Elkhorn Landing Community Association, Inc. Bylaws, the following rules governing the usage of Common Area Parking Lots is as follows:

Elkhorn Landing Parking Rules

The following restrictions apply to the use of the Common Area Parking Lots in the Elkhorn Landing Community:

1. Resident Use Only: The Common Area Parking Lots are for the use of Elkhorn Landing residents and their guests only. Spaces are “first come, first serve” – no reserved spaces.
2. Vehicle Repairs: No major repairs or any vehicle repairs involving the discharge of fluids may be performed in the Common Area Lots.
3. Improperly Parked Vehicles: Vehicles must fit within the lines of a space. No oversized vehicles shall be parked in the Elkhorn Landing Community, nor shall any vehicle block the free flow of traffic in the Common Area Lots. Vehicles may never be driven or parked on any common, limited common or homeowner lot for any reason.
4. Number of Vehicles per Unit: Households with more than three (3) vehicles must park the additional vehicles in the “overflow” parking lot on Lasting Light Way.
5. Passenger Vehicles Only: The Common Area Parking Lots are to be used solely for parking passenger vehicles. They are not to be used for parking recreational vehicles, trailers, buses, boats or other machinery or equipment; nor for any vehicles with greater than one (1) ton capacity, with more than four (4) wheels, or two (2) axles, greater than 21 feet in length.

Elkhorn Landing Parking Policy - NOT INTENDED FOR RESALE DISCLOSURE

6. Abandoned and Stored Vehicles: Long-term storage or abandonment of vehicles in the Common Area Lots is not permitted. Abandoned or stored vehicles are subject to be towed at the owners risk and expense. A vehicle shall be considered “stored” or abandoned if:
- a. For a thirty-day period the vehicle is not used
 - b. The vehicle is in severe disrepair, is not running or is not road-worthy
 - c. The vehicle is not properly registered or is not properly displaying license tags and registration stickers as governed by the laws of the State of Maryland
 - d. The vehicle in any way presents a risk to the safety of members in the Common Area
 - e. The vehicle is leaking any fluids or is in any other way presenting a risk to the Common Area Parking Lots themselves

Violations of the above rules and restrictions as well as any Covenants, By-Laws or other rules adopted by the Elkhorn Landing Community Association, Inc. governing the Common Area Parking Lots may result in the towing of vehicles at the owners risk and expense.