

Parking Policy

General

All vehicles parked in the community must adhere to North Beach Town Code, [Chapter 108](#) and should be kept reasonably neat and clean (free from excessive dirt and debris).

Approved Parking Locations

Other than the marked curbside visitor parking on Gloucester Drive and Village Drive, there is absolutely no curbside parking allowed in the community. Any vehicle parked in an unmarked spot is subject to removal at the owner's expense.

Assigned Parking Spots

All units have two assigned parking spots which must be utilized prior to taking a visitor parking spot. For units with garages, the two assigned parking spots are the garage and the parking pad directly in front of the garage. For non-garage units, the two assigned parking spots are the parking pad and the parking spot directly in front of the parking pad. For lots 123-135 (3646 – 3694 Gloucester), the two assigned parking spots are the garage and the parking pad directly in front of the garage. Additionally for these units, their parking pad is long enough to contain two cars. Since there are no visitor parking spots on that section of Gloucester, residents must use their parking pad for visitor parking *prior to* utilizing any other designated visitor spots. Other than the parking spots for these units, there are no assigned visitor spots. All visitor spots are available on a first come, first serve basis, provided the resident has utilized their two assigned parking spots.

Garages/parking pads must be used for parking an automobile. If residents have a motorcycle, they may use their garage/parking pad; however, they shall still be able to use the garage and parking pad to park an automobile. For residents with motorcycles, they may request approval from the board of directors to park their motorcycle in/on their garage/parking pad in lieu of an automobile. These requests will be evaluated based primarily upon the size of the motorcycle as well as other factors.

Oversize Vehicles

Vehicles over 20 feet long and/or 8 feet wide may use their parking pad provided the vehicle fits entirely within the dimensions of the pad. If any portion of the vehicle extends past the end of the parking pad into the street or other common area, the vehicle must be parked in the visitor parking section on the right hand side of Gloucester Drive as you enter the community.

Commercial Vehicles

Commercial vehicles, as defined by Maryland State Law may not be parked in the community. The definition of a commercial vehicle can be found here:

<http://www.mdot.maryland.gov/Office%20of%20Maryland%20Motor%20Carrier%20Program/FAQ.html#Q5>

Vehicle Registration

Vehicles belonging to or regularly driven by residents which will be primarily parked in the community are required to be registered with the Homeowners Association. All residents may register up to three (3) vehicles, including motorcycles and commercial vehicles. Additionally, residents may request one (1) permanent guest pass for visitors. Residents may request approval from the Board of Directors to register additional vehicles.

Vehicles not registered with the HOA, but parked in the community for periods in excess of an hour must have a visitor pass. Permanent or temporary passes will be acceptable in these circumstances.

Violations

Violations may be reported using the Blackstone website (www.blackstoneam.com), the Blackstone App, or via the HOA email address (hoa@nbsfhoa.org). The Board will attempt to respond to reported violations in a timely manner. The Board, or its designated representative(s) will monitor the community regularly for parking violations.

Penalties

In accordance with Association By-Laws, Article VII, Section 1 (a), the Board of Directors establishes the following penalties for violations of the parking policy:

- 1) Written warning notifying resident of violation.
- 2) Assessment of \$25.00 fine.
- 3) Towing vehicle for repeated parking violations, parking that impedes traffic flow, parking in a fire lane, or parking that impedes emergency vehicle access.
- 4) Revoking of parking privileges.

This policy was adopted by unanimous vote of the Board of Directors on May 16, 2016.