

ELKRIDGE CROSSING MASTER COMMUNITY ASSOCIATION, INC.
PARKING AND TOWING POLICY AND GUIDELINES

HISTORY AND BACKGROUND

Elkridge Crossing (the “Community”) was developed as a multi-use and multi-residential community. Elkridge Crossing Master Community Association, Inc. (the “Community Association”) is the association that establishes covenants, obligations, and rules and regulations of the Owners and the property in the Community pursuant to the Declaration of Covenants, Conditions and Restrictions dated March 29, 2007, and recorded among the Land Records of Howard County, Maryland in Liber 10605, folio 606, as amended from time to time (the “Declaration”).

Under the Declaration, the Community Board has the duty, obligation and authority to act for the Community Association in all matters except for those that are specifically reserved for vote of the membership of the Community Association and also has the authority to designate committees as it deems appropriate. Because parking was not adequately addressed by the initial developer with the Howard County Department of Planning and Zoning or thereafter, the Community Board established a Parking Committee on December 14, 2017 to address the parking. The Parking Committee consists of 8 members representing all groups affected at Elkridge Crossing Community. The Parking Committee reviewed all applicable development plans, the current crowded parking situation in the Community, as well as the authority of the Community Association to address the congested parking. The Parking Committee formulated the following **“Elkridge Crossing Master Community Association, Inc. Parking and Towing Policy and Guidelines”** and the same are to be considered by the Community Board for adoption.

The proposed Parking and Towing Policy and Guidelines will be considered for adoption by the Community Board at the following meeting open to all Elkridge Crossing Owners:

Community Board Meeting

Date: _____, 2018

Location: _____

Time: _____ p.m.

The Community Board will reserve some portion of the Community Board meeting to hear Owners’ comments on the proposed Parking and Towing Policy and Guidelines prior to the Community Board’s vote.

The following pages contain the proposed Parking and Towing Policy and Guidelines.

ELKRIDGE CROSSING MASTER COMMUNITY ASSOCIATION, INC.
PARKING AND TOWING POLICY AND GUIDELINES

These Parking and Towing Policy and Guidelines (“Policy”) are hereby adopted on this ___ day of _____, 2018, by the ElkrIDGE Crossing Master Community Association, Inc. (the “Community Association”) as part of its Community Association Rules for the ElkrIDGE Crossing Community.

WHEREAS, the Community currently contains 220 residential Lots (which includes condominium units and fee simple lots) located in six (6) subassociations, as well as 16,000 square feet of commercial condominium units; and

WHEREAS, the parking in the ElkrIDGE Crossing community has been and continues to be congested and in need of regulation for the safety and convenience of its Owners, tenants, occupants and invitees; and

WHEREAS, the Community Association, through its Community Board, has the authority to adopt Community Association Rules pursuant to Sections 2.18, 4.1, and 5.3.7 of the Declaration; and

WHEREAS, pursuant to Section 8.3.2 of the Declaration of Covenants, Conditions and Restrictions dated March 29, 2007, and recorded among the Land Records of Howard County, Maryland in Liber 10605, folio 606, as amended from time to time (the “Declaration”), the ElkrIDGE Crossing Master Community Association, Inc. (the “Community Association”) has the right to establish reasonable rules and regulations pertaining to the use of the Community Common Area; and

WHEREAS, pursuant to Section 8.3.3. of the Declaration, the Community Association may limit and restrict the use of the Community Common Area during specific times or on specific dates, and may prohibit all use and access to portions of the Community Common Area as deemed necessary by the Community Board for health, safety, welfare, privacy or security purposes and all of the roads and parking areas (except private driveways) within ElkrIDGE Crossing are part of the Community Common Area; and

WHEREAS, subsequent to a proposal from the Parking Committee of the following Parking and Towing Policy and Guidelines, the Community Board held a meeting at which time the Parking and Towing Policy and Guidelines as set forth herein were adopted by the Community Board as part of the Community Association’s Rules.

NOW THEREFORE, the following Policy addresses the parking and towing rules and regulations for the affected areas in and around Esquire Court, Darby Downs and Harper Way for a total of 159 parking spots numbered from 001 to 159, and ElkrIDGE Crossing Way, starting with parking spot number 160. Any capitalized terms herein shall have the same meanings as ascribed to them in the Declaration.

[Policy begins on following page.]

I. PARKING.

A. GENERAL REGULATIONS.

1. TOWNHOME FEE SIMPLE LOTS (36 Lots total, attached single family) – Each residential fee simple Lot Owner is required to park in their garage and/or their driveway.

[Note: These Lots are located in the following subassociation: Elkridge Crossing Townhome Neighborhood Association, Inc.]

2. TOWNHOME CONDOMINIUM UNITS (120 units total/10 buildings, Two-Over-Two configuration) - Each residential townhome condominium unit Owner(s) is required to park in their garage and/or in their 18-foot driveway.

[Note: These units are located in the following subassociations: Elkridge Crossing Condominium Townhome I, Inc. (46 units/4 buildings), Elkridge Crossing Condominium Townhome II, Inc. (50 units/4 buildings), and Elkridge Crossing Condominium Townhome III, Inc. (24 units/2 buildings).]

3. OTHER RESIDENTIAL CONDOMINIUM UNITS (64 units total/4 buildings) - Each residential condominium unit Owner(s) will be issued two (2) parking hangtags marked **“EC CONDO”** with holographic security film to be used for two (2) reserved parking spots on Darby Downs, Harper Way and Esquire Court as more particularly described below.

[Note: These units are located in the following subassociations: Elkridge Crossing Condominium Association I, Inc. (48 units/3 buildings), and Elkridge Crossing Condominium Association II, Inc. (16 units/1 building).]

4. COMMERCIAL CONDOMINIUM UNITS (16,000 square feet total/1 building) - Each commercial condominium unit Owner(s) of the commercial building will be issued parking hangtags, assigned per square footage, marked **“EC COMMERCIAL”** with holographic security film as more particularly described below.

5. ISSUANCE OF HANGTAGS - The new hangtags will be given out to condominium residential and commercial owners/tenants once these parking and towing guidelines are in place. New owners/tenants of residential or commercial units must contact the property manager for parking hangtags.

6. REPLACEMENT HANGTAGS - A replacement/damage fee of \$50, or as reasonably determined and agreed upon by the Parking Committee, will be enforced.

7. OWNERS/TENANTS/OCCUPANTS – All hangtags as set forth above will be issued to the residential and commercial Owner(s) or, if a copy of a Lease for the Lot/unit is on file with the Community Association, then to their tenant(s). Any occupants must use the hangtags of the Owner(s) or the tenant(s), as applicable.

B. SPECIFIC REGULATIONS.

1. OTHER RESIDENTIAL CONDOMINIUM UNITS –

a. 64 Reserved Exclusive Use Parking Spots - Each condominium unit is assigned one (1) parking spot, for its sole use, and marked **“RESERVED CONDO”** (painted on the pavement in yellow) for a total of 64 parking spots as follows:

- 5 parking spots on Harper Way (marked 009 - 013); and
- 59 parking spots on Darby Downs (marked 014 – 022, 024 – 059, 113 – 116, 128 – 130, 142 – 146, 158, and 159).

b. 64 Reserved Shared Use Parking Spots - Each condominium unit is assigned one (1) parking spot, for its shared use with commercial condominium units, and marked **“RESERVEDC-C”** (painted on the pavement in green) for a total of 64 parking spots as follows:

- 39 parking spots on Darby Downs (marked 023, 108 – 112, 117 – 127, 131 – 141, and 147 - 157);
- 17 parking spots on Esquire Court (marked 060 – 068 and 100 – 107); and
- 8 parking spots on Harper Way (marked 001 - 008).

c. The parking spots marked as **“RESERVEDC-C”** shared with the commercial condominium units are limited to use by the residential condominium units as follows:

- Monday – Friday - Between 7:00 pm – 8:00 am.
- Saturday and Sunday – No restrictions, but shared with commercial units.
- During the following holidays: New Year’s Day, Easter, Memorial Day, Thanksgiving, and Christmas – No restrictions, but shared with commercial units; and further, any **“RESERVED COMMERCIAL”** parking spots may be used, but shared with commercial units.

d. Handicap Parking – There are a total of four (4) handicap parking spaces—one (1) in front of each residential condominium building available on a first come, first serve basis.

2. COMMERCIAL CONDOMINIUM UNITS –

a. 31 Reserved Exclusive Use Parking Spots – A condominium unit assigned one of these parking spots, for its sole use, is marked as **“RESERVED COMMERCIAL”** (painted on the pavement in white) and located on Esquire Court (marked 069 - 099).

b. 64 Reserved Shared Use Parking Spots - Each condominium unit is assigned one (1) parking spot, for its shared use with residential condominium units, and marked **“RESERVEDC-C”** (painted on the pavement in green) for a total of 64 parking spots as follows:

- 39 parking spots on Darby Downs (marked 023, 108 – 112, 117 – 127, 131 – 141, and 147 - 157);
- 17 parking spots on Esquire Court (marked 060 – 068 and 100 – 107); and
- 8 parking spots on Harper Way (marked 001 - 008).

c. The parking spots marked as **“RESERVEDC-C”** shared with the residential condominium units are limited to use by the commercial condominium units as follows:

- Monday – Friday between 8:00 am – 7:00 pm.
- Saturday and Sunday – No restrictions but shared with residential units.

During the following holidays: New Year’s Day, Easter, Memorial Day, Thanksgiving, and Christmas – No restrictions but shared with residential units; and further, any **“RESERVED COMMERCIAL”** parking spots may be used but shared with residential units.

d. Handicap Parking – There are a total of two (2) handicap parking spots in front of the commercial building on Esquire Court as indicated on Plan A available on a first come, first serve basis.

3. EXHIBITS A, B and C - The parking spaces as noted herein are more particularly set forth on attached **Exhibits A, B and C**.

C. PROPOSED REDLINED PARKING.

The current Developer (Elkridge Developers, LLC) has contracted with the site engineer to redline the parking spots on Darby Downs, Esquire Court, Harper Way and Elkridge Crossing Way to match the new parking and towing policy.

II. **TOWING.**

A. GENERAL GUIDELINES.

1. PROPER TAGS AND REGISTRATION –

MVA - All vehicles must be properly and currently registered with the Maryland Motor Vehicle Administration and proper tags as required by law must be displayed at all times on vehicles parked in the Community.

COMMUNITY ASSOCIATION - Additionally, information concerning each vehicle to be parked in the Community must be provided to the Association prior to the issuance of any hangtags. Information required includes, but is not limited to the following: vehicle's make, model, color and license plate number, as well as the owner's name, address, phone number, license number and email (as well as such information for anyone using the vehicle with the owner's permission). **All vehicles regularly parked in the community must be registered at <http://maryland-services.com/update-profile>.** Unregistered vehicles are subject to fines or towing.

A copy of the Vehicle Registration Form is attached hereto.

2. HANGTAGS - Parking hangtags must be visibly displayed at all times in a vehicle parked in Elkridge Crossing.

3. PARKING RULES - Parking Rules will be diligently enforced.

4. TOW REQUEST –

a. Violations - An Owner/tenant may submit a tow request if: (1) the Owner's/tenant's assigned parking space or driveway is occupied by an unauthorized vehicle; (2) the Owner/tenant witnesses a violation of this Parking and Towing Policy; and/or (3) the Owner/tenant witnesses a violation of the Declaration's parking rules (attached hereto for reference), including but not limited to the following tow reasons:

- A vehicle is parked in a driveway not owned by them or a reserved space not assigned to them and/or not authorized under these Community Rules.
- A vehicle is parked in violation of the time constraints with respect to the **“RESERVED-C”** parking spots.

- A hangtag does not match the assigned parking space.
- A vehicle is parked illegally, i.e. double parked, blocking a driveway, etc.
- A vehicle is abandoned, unmoved and/or without a hangtag (residential space - 15 days) (commercial Lot - 5 business days) except vehicles in correct assigned spot.
- A vehicle displays no license plates (this includes homemade cardboard licenses).
- A vehicle has expired tags (sticker warning first, then towed after 72 hours).
- A vehicle is undergoing auto repair or is immobilized (sticker warning first, then towed after 72 hours).
- A Commercial Vehicle is parking, but not conducting business, in Elkridge Crossing and/or is parked overnight.
- Exception: If the business owner has a hangtag and the vehicle fits in their parking spot, the vehicle will not be tagged or towed.

b. Tow Request - The tow request must be submitted to MD Services at <http://tiny.cc/ec-towing> and the Owner/tenant must submit a photo of the unauthorized vehicle. When requesting a tow, please also be prepared to provide the following information:

- Vehicle make
- Vehicle model
- Vehicle color
- Vehicle license plate number
- Vehicle's location
- Nature of violation
- Date and time of violation
- Any other related information
- Caller's name, address, and phone number

(NOTE: The requestor's information is required if the Manager needs to contact the requestor for any follow-up information. This information is not passed on to the owner of the Vehicle.)

PLEASE NOTE: The Owner/tenant who generates the towing request must be present to sign the towing ticket. The tow truck driver may require the owner/renter of the parking space to show her/his driver's license with the current address for identification purposes before towing the vehicle in violation of this Policy.

All towing requests will be approved or rejected by the Property Manager of the Community Association, Tim Dadourian (or his successor).

5. The following violations may result in towing by a patrolling tow truck without approval from MD Services:

- Blocking fire hydrants/fire lanes.
- Parking in restricted areas/painted curbs (i.e., too close to the street corners).
- Parking in a Handicap parking space without a hangtag/permit.

6. The independently contracted towing company, Vision Wrecker Services (or any subsequent towing company), will not accept towing requests which have not been pre-approved by MD Services.

B. MISCELLANEOUS.

1. Warning signs about towing have been, or will be installed throughout the Community.
2. Any Vehicle towed will be at the expense of the Vehicle owner and neither the Community Association nor the Manager will be responsible for any damage to the Vehicle or any other property or person as a result of the towing or storage of the Vehicle by the towing company.
3. No reserved parking space may be sold or offered in exchange for anything of value. Upon the legal conveyance of the subject lot from one owner to another, the parking space assigned to the subject lot by the Board of Directors shall remain of force and effect.
4. All Owners are responsible for notifying any tenants, occupants, or invitees on their property of this Policy. Owners of Lots/units whose tenants, occupants, or invitees violate this Policy shall be held liable for any damages to the Community caused directly or indirectly by the violation and may be fined for any violations.
5. Visitors may park in any unoccupied space on Elkridge Crossing Way (anytime) or in one of the “Reserved Commercial” spaces during the following times:
 - Monday – Friday between 7:00 pm – 8:00 am.
 - Saturday and Sunday – No restrictions but shared with residential units.
6. Towing, Suspension of Use, and/or Fining – All vehicles are subject to towing if they are parked in violation of these Parking and Towing Policy and Guidelines. Further, pursuant to Section 5.2.16 of the Community Association’s Declaration, the Community Board of Directors may suspend the use of the parking areas (Common Area) up to thirty (30) days after notice and an opportunity for a hearing; and/or the Community Board of Directors may levy a fine against an Owner after notice and a hearing in a reasonable amount for each violation.

The Community Board reserves the right to amend this Policy from time to time as necessary to address the parking situation on the Community.

LIST OF EXHIBITS

- EXHIBIT A
- EXHIBIT B
- EXHIBIT C

LIST OF ATTACHMENTS

1. Section 9.2.9 of Declaration of Covenants, Conditions and Restrictions for Elkridge Crossing (recorded in Liber 10604, folio 606 *et seq.*).
2. Section 17.600 — Towing from Private Property, Howard County, Maryland Code of Ordinances.
3. Section, 21-10A-01 *et seq.*, of the Transportation Article of the Maryland Annotated Code.
4. Section 21-003 of the of the Transportation Article of the Maryland Annotated Code.
5. Vehicle Registration Form.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, we, being the directors of Elkridge Crossing Master Community Association, Inc., have hereunto set our hands this _____ day of _____, 2018

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____

CERTIFICATION

I, THE UNDERSIGNED, do hereby certify that I am the duly elected and acting Secretary of Elkridge Crossing Master Community Association, Inc., a Maryland nonstock corporation, and that the foregoing Parking and Towing Policy and Guidelines constitute Rules and Regulations of the said corporation and duly adopted by a majority of the Board of Directors after notice to Owners, on this _____ day of _____, 2018.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the corporation this _____ day of _____, 2018.

_____, Secretary (SEAL)

EXHIBITS

[See attached Exhibit A, Exhibit B and Exhibit C on the following page]

ATTACHMENT NO. 1

[See attached Section 9.2.9 of Declaration of Covenants, Conditions and Restrictions for Elkridge Crossing on the following page]

The following provisions of the Declaration are applicable to this Policy.

9.2.9. Vehicles.

(a) As used herein,

(i) "Vehicle" means a Commercial Vehicle, Motor Vehicle, Recreational Vehicle, automobile, Large Truck, other truck or van (in each case, as defined by the Maryland Motor Vehicle Administration or by common usage and practice), trailer, motorcycle, bicycle, mo-ped, or other powered or unpowered vehicle.

(ii) "Commercial Vehicle" means any (1) automobile, truck or van used or designed principally for commercial, business or industrial use, or (2) taxicab or other Vehicle displaying a commercial logo, message or identification.

(iii) "Inoperable Vehicle" means any Commercial, Recreational or other Vehicle which is a junk Vehicle, or is inoperable, or lacks current, valid registration plates, or would not pass applicable state vehicular inspection criteria, or is not being maintained in a first-class condition.

(iv) "Large Truck" means any truck or van (in each case, as defined by the Maryland Motor Vehicle Administration or by common usage and practice), or self-propelled farm or construction vehicle, which is more than 24 feet long, or has a capacity exceeding three-quarters ton.

(v) "Motor Vehicle" means a vehicle required by law to be registered with the Maryland Motor Vehicle Administration or another governmental authority or entity, or propelled by a motor.

(vi) "Recreational Vehicle" means any (1) boat, boat trailer, camp truck, camp trailer, golf cart, house trailer, personal watercraft, snowmobile, recreational bus or similar vehicle, motor home, camper van or all-terrain vehicle, or dirt bike, or (2) other powered or unpowered vehicle designed primarily for use for sports or recreational purposes.

(b) No Vehicle shall be parked or stored in Elkridge Crossing other than in accordance with the provisions hereof. No Recreational Vehicle or Inoperable Vehicle shall be permitted to be stored in a visible location in Elkridge Crossing; provided, however, Commercial Vehicles that are of a size which permits such Commercial Vehicle to fit in a single parking space, garage or driveway are allowable so long as they are parked in a single parking space, garage or driveway.; and further, provided, that, nothing herein shall prohibit the parking of Commercial Vehicles on a parking area or driveway on any Lot while providing maintenance, repair or installation services on, or making a delivery to or from, such Lot. Unless otherwise permitted herein, no Commercial Vehicles are allowable. In addition, Owners and tenants of any Commercial Unit or any commercial space shall be permitted to keep Large Trucks or Commercial Vehicles in designated areas for the parking of such Large Trucks or Commercial Vehicles.

(c) Anything to the contrary notwithstanding herein and in addition to the provisions of 9.2.9. (b), nothing herein shall prohibit the parking of Commercial Vehicles on a parking area or driveway on any Residential Unit while providing maintenance, repair or installation services on, or making a delivery to or from, such Residential Unit.

(d) No automobile or other Vehicle shall be constructed, restored or repaired on any portion of a Lot or Community Common Areas at a location visible from outside a garage or other building thereon,

other than minor repairs such as oil, filter, battery, belt, wiper, light and tire changes, or emergency repairs which cannot reasonably be performed elsewhere, in each case if performed (1) on a Vehicle owned by an Owner of, and customarily kept on, such Lot or Community Common Areas, (2) using all appropriate environmental safeguards, and (3) in a continuous and timely manner.

(e) No person shall operate a Vehicle in Elkridge Crossing other than in a safe and quiet manner and with due consideration for the rights of all Owners and occupants, or without holding a valid driver's license.

(f) Nothing in this Declaration shall prohibit or restrict the Declarant or Builder during the Development Period from operating, parking, maintaining or otherwise using a Vehicle anywhere in Elkridge Crossing.

ATTACHMENT NO. 2

[See attached Section 17.600 — Towing from Private Property,
Howard County, Maryland Code of Ordinance on the following page]

Sec. 17.600. - Purpose; scope; definition.

- (a) *Purpose.* The purpose of this subtitle is to protect the health, safety, and welfare of County residents and to regulate and authorize the County Council to set maximum rates for the towing of vehicles from private property. This subtitle does not authorize the towing or holding of any vehicle. To the extent that legal authority to tow or hold a vehicle without the consent of its owner exists, that authority shall be derived from other statutes or the common law. This subtitle restricts the exercise of any such legal authority.
- (b) *Scope:*
- (1) This subtitle applies to the towing of a vehicle from private property without the consent of the vehicle owner.
 - (2) This subtitle does not apply to:
 - (i) Towing initiated by the vehicle owner;
 - (ii) Towing approved or requested by a Police Officer, firefighter, or rescue squad member in the course of removing impediments to traffic or during the course of a criminal investigation or under State law regulating abandoned vehicles;
 - (iii) Towing a vehicle during a repossession of the vehicle;
 - (iv) Towing from a marked fire lane;
 - (v) Towing from a designated as a parking space for persons with disabilities;
 - (vi) Towing from the yard or driveway of a single-family dwelling; or
 - (vii) Towing from land immediately adjoining an electric or telephone utility building or structure that is not open to the general public.
- (c) *Definitions.* Words and phrases used in this subtitle shall have their usual meanings, except as defined below:
- (1) *Property manager* means any person who manages property on behalf of an owner.
 - (2) *Property owner* includes any person in lawful possession or control of property. The owner of general common elements of a condominium is the Council of unit owners or the Council's agent for parking management. The owner of limited common elements of a condominium is the unit owner or owners who have the Executive right to use the common elements, or the agent of that unit owner or owners.
 - (3) *Redemption area* means an area or building where a vehicle owner may pay any charges necessary to redeem a vehicle.
 - (4) *Storage site* means any land or building used by a towing service to store towed vehicles.
 - (5) *Tow or towing* means the removal or preparation to remove any vehicle by another vehicle for compensation.
 - (6) *Tow truck* includes any vehicle which may tow or attempt to tow a vehicle from private property.
 - (7) *Trespass towing service or towing service* means any person who tows any vehicle from private property for compensation without the consent of the vehicle owner.
 - (8) *Unauthorized vehicle* means any vehicle which a property owner has not consented to have parked on the property.

(9) *Vehicle* means a device that is able to transport persons or property on a public highway and is required to be registered pursuant to title 13 of the transportation article of the Annotated Code of Maryland.

(10) *Vehicle owner* means the person in whose name title to a vehicle is registered.

(C.B. 90, 1991; C.B. 43, 2001, § 1; C.B. 71, 2004; C.B. 71, 2004; C.B. 14, 2014, § 1)

Sec. 17.601. - Maximum rates.

- (a) When towing a vehicle from private property without the consent of the vehicle owner, a towing service shall not charge more than maximum rates which are set annually by resolution of the County Council.
- (b) Fair and reasonable maximum rates shall be set for each of the following acts:
 - (1) Attaching the vehicle to be towed to the tow truck.
 - (2) Towing the vehicle to a storage site. This rate shall be based on the distance the vehicle is towed.
 - (3) Storing the vehicle. This rate shall be based on 12-hour time periods during which the vehicle remains in the custody of the towing service. No set charge shall accrue for a time period until at least six hours of the time period has elapsed. The full charge accrues for any portion of the remaining six hours in which the vehicle remains in the custody of the towing service. The charge shall not begin to accrue until after the towing service provides the notice required by section 17.604 of this subtitle.
 - (4) Any other service needed to safely remove a vehicle.
- (c) A vehicle owner may be charged a fee for releasing a vehicle under section 17.607 that shall not exceed one-half the attachment fee set under subsection (b)(1) of this section.
- (d) A vehicle owner may be charged a fee for providing notice under section 17.604(d) that shall not exceed the actual cost of providing that notice.
- (e) A towing service shall not charge for any act not listed in this section unless that act was expressly requested by the vehicle owner.

(C.B. 90, 1991; C.B. 43, 2001, § 1; C.B. 71, 2004; C.B. 2, 2013, § 1.1)

Sec. 17.602. - Administration; rates; registration; hearing.

- (a) Each tow truck operated by a trespass towing service shall be identified, registered, and insured as required under State law, except that any required lettering shall be placed on both sides of the truck. Each driver employed by a trespass towing service shall be at least 18 years of age and shall have a valid license to operate a tow truck.
- (b) Each trespass towing service shall be registered with the Office of Consumer Protection and shall pay annually in January a registration fee recommended by the Consumer Protection Administrator and which is set annually by resolution of the County Council.
- (c) Every trespass towing service shall file with the Office of Consumer Protection a schedule of its rates for each action connected with the towing or storage of unauthorized vehicles.
- (d) A trespass towing service shall not charge a rate that is higher than the rate on file with the Office of Consumer Protection for any action in connection with the towing or storage of any unauthorized vehicle.

- (e) Each trespass towing service shall inform the Office of Consumer Protection of the type of business organization or ownership in which the service operates and the address of a person authorized to accept service.
- (f) Each trespass towing service shall enter into a written contract with every owner of private property that authorizes the towing service to tow vehicles from its property. The towing service shall keep on file each contract that is in effect, or that was terminated within the previous 12 months. The Office of Consumer Protection, the Police Department or the owner of any vehicle towed by the service may inspect and copy any contract during normal business hours. The cost of photocopying the contract shall be no more than the County charges the public for photocopying County documents. The Office of Consumer Protection may issue model contracts that meet the requirements of this subsection.
- (g) The Office of Consumer Protection may revoke the registration of trespass towing services which violate the provisions of this subtitle. The Administrator shall send a written decision to the trespass towing service stating that the registration has been revoked and the reasons for the revocation. The decision shall indicate the right of the trespass towing service to a hearing before the Administrator of the Office of Consumer Protection or the Administrator's designee under the Administrative Procedures Act set forth at title 2, subtitle 1 of the Howard County Code.
- (h) A towing service may appeal a decision of the Office of Consumer Affairs to revoke its registration to the Administrator or the Administrator's designee within 30 days of the date of the decision. The hearing on a decision to revoke a towing service's registration shall be conducted in accordance with title 2, subtitle 1, article III of the Howard County Code, the Administrative Procedures Act, and shall be heard by the Administrator of the Office of Consumer Protection or the Administrator's designee.
- (i) Within 30 days of the date of a decision of the Administrator of the Office of Consumer Protection, or the Administrator's designee, to revoke a towing service's registration, the towing service may appeal that decision to the Board of Appeals pursuant to the procedures set forth in title 2, subtitle 2 of the Howard County Code. The appeal to the Board of Appeals shall be heard on the record of the hearing before the Office of Consumer Protection in accordance with the procedures set forth in subsection 2.210(b) of the Howard County Code.

(C.B. 90, 1991; C.B. 71, 2004; C.B. 12, 2016, § 1)

Sec. 17.604. - Notice.

- (a) A towing service that tows an unauthorized vehicle from private property shall notify the Police Department and the Office of Consumer Protection of the following information within one hour after leaving the property:
 - (1) The name of the towing service;
 - (2) The make, model, color, year, vehicle identification number and registration plate number of the towed vehicle;
 - (3) The address the vehicle was towed from;
 - (4) The time the vehicle was towed; and
 - (5) The storage site where the vehicle will be stored.
- (b) The towing service shall notify the Police Department within 24 hours if it moves the vehicle to another storage site.
- (c) If a vehicle has not been redeemed within three days after towing or removing the vehicle, the towing service shall notify the owner, any secured party, and the insurer of record by certified mail, return receipt

requested, and first class mail, of the same information required to be given to the Police Department and Office of Consumer Protection in subsection (a) of this section.

- (d) The towing service shall provide to the owner, any secured party, and the insurer of record the itemized actual costs of providing notice under this section.
- (e) The towing service shall retain each tow slip and, and for those vehicles towed without tow slips as provided in section 17.603(c)(2), a record of the information furnished to the police, for 12 months after the tow. For each vehicle towed without a tow slip, the towing service shall record and retain the name of the owner of the property and, if the tow was authorized by an agent, the name of the agent. The Police Department, the Office of Consumer Protection and the owner of any vehicle towed by the service may inspect and copy this information at any time during normal business hours.
- (f) If a towing service tows an unauthorized vehicle from private property when the Office of Consumer Protection is closed, the towing service shall notify the Office of the tow before 10:00 a.m. on the next business day following the tow, either by telephone or by facsimile machine.

(C.B. 90, 1991; C.B. 43, 2001, § 1; C.B. 71, 2004; C.B. 2, 2013, § 1.3; C.B. 12, 2016, § 1)

Editor's note— C.B. 2, 2013, § 1.3, amended § 17.604 title to read as herein set out. Former § 17.604 title pertained to notice to police and Office of Consumer Affairs. Section 2 of C.B. 90, 1991 declared this section effective Jan. 1, 1992.

Sec. 17.605. - Reserved.

Editor's note— Section 2 of C.B. 71, 2004, repealed former section 17.605 in its entirety which pertained to notification of vehicle owner and the right of hearing concerning the validity of the towing. Former section 17.605 derived from C.B. 90, 1991.

Sec. 17.606. - License plates and placards for persons with disabilities.

A vehicle with a valid license plate of placard for persons with disabilities conspicuously displayed shall not be towed from private property without the consent of the vehicle owner unless:

- (a) The tow is expressly authorized by a Police Officer or member of the Department of Fire and Rescue Services; or
- (b) The vehicle is blocking a clearly marked fire lane or access to another vehicle, the property, or a building.

(C.B. 90, 1991; C.B. 71, 2004; C.B. 14, 2014, § 1)

Sec. 17.607. - Incomplete tow.

- (a) If a vehicle owner returns to an unauthorized vehicle at any time after the vehicle is attached to the tow truck but before it is towed from private property, the towing service shall release the vehicle to the vehicle owner when the vehicle owner pays a release fee. The release fee shall be as set forth in the resolution adopted pursuant to subsection 17.601(c) of this subtitle. The towing service shall not charge any other fee for attaching or releasing the vehicle.
- (b) A towing service shall not block an unauthorized vehicle with a tow truck to obtain payment from the vehicle owner before attaching the vehicle to the tow truck.

- (c) The towing service shall provide a receipt that meets the requirements of subsection 17.608(f) of this subtitle, indicating the release fee paid and the date of the incomplete tow.
- (d) A Police Officer may order a towing service to release a vehicle, or to stop attaching a vehicle, at any time.
- (e) This section does not:
 - (1) Create or imply a lien in favor of a towing service when a lien would not otherwise exist; or
 - (2) Create a right of any towing service to retain possession of any vehicle that it would otherwise have to return to the vehicle owner.

(C.B. 90, 1991; C.B. 71, 2004; C.B. 2, 2013, § 1.4)

Sec. 17.608. - Redemption and storage procedures.

- (a) *Storage of Towed Vehicles.* Every storage site shall comply with the following conditions:
 - (1) A storage site shall not be located more than 12 miles from the origin of the tow and the towing service may not move the towed vehicle from that storage facility to another storage facility for at least 72 hours after the vehicle has been towed;
 - (2) A storage site shall be brightly lit at all times;
 - (3) A towed vehicle shall not be stored more than a reasonable walking distance from a redemption area;
 - (4) The towing service shall keep the towed vehicle and its contents secure at all times; and
 - (5) The storage lot shall be identified by a sign at the entrance indicating the name and telephone number of the tow service.
- (b) *Redemption of Towed Vehicles.* The trespass towing service shall be open for redemption of vehicles 24 hours per day, seven days a week.
- (c) *Inspection and Retrieval of Personal Property.* A storage site that is in the possession of a towed vehicle shall make the vehicle available to the owner, the owner's agent, a secured party, or the insurer of record, under the supervision of the storage site, for:
 - (1) Inspection; or
 - (2) Retrieval from the vehicle of personal property that is not attached to the vehicle.
- (d) *Payment and Promise to Pay:*
 - (1) *Applicability.* This subsection applies to payment of any charge arising from the towing or storage of a vehicle without the vehicle owner's consent and to payment for an incomplete tow under section 17.607.
 - (2) *Purpose.* This section does not:
 - (i) Create or imply a lien in favor of a towing service when a lien would not otherwise exist; or
 - (ii) Create a right of any towing service to retain possession of any vehicle that it would otherwise have to return to the vehicle owner.
 - (3) *Cash payment.* A trespass towing service shall accept payment in cash, or by a traveler's check accompanied by reasonable identification.
 - (4) *Options:*

- (i) Each trespass towing service shall accept as full payment either a credit card or a personal check, at the option of the towing service, validly signed by the vehicle owner or the vehicle owner's agent for the amount of all valid charges.
 - (ii) Each trespass towing service shall notify the Office of Consumer Protection on the rate schedule filed under section 17.602 of this subtitle whether it opts to accept credit cards or personal checks or both. The towing service shall notify the Office of Consumer Protection if it changes that option.
 - (iii) The option chosen by a trespass towing service shall be available to the owners of all vehicles towed by that service without the consent of their owners.
- (5) *Credit card options:*
- (i) If a credit card is accepted, each trespass towing service shall accept two major credit cards.
 - (ii) In addition, if a trespass towing service accepts any other credit card for any other purpose, it shall accept that credit card under this section.
- (6) *Personal check option.* If a trespass towing service does not accept credit cards, it shall accept a personal check, with reasonable identification, if the vehicle is registered in Maryland.
- (e) *Rates Displayed .* Every trespass towing service shall display prominently, at each redemption area, a copy of its current rates and a statement that these rates do not exceed the rates filed with the Office of Consumer Protection. Every trespass towing service shall also display prominently a sign, furnished at a reasonable fee by the Office of Consumer Protection, listing the office's telephone number and summarizing the vehicle owner's rights under this subtitle.
- (f) *Storage Fee.* A trespass towing service shall not charge a storage fee for any time before the vehicle actually reaches the storage site or the service notifies the Police Department under section 17.604, whichever is later.
- (g) *Receipt .* Upon receiving payment, a towing service shall furnish the vehicle owner a receipt on a form approved by the Office of Consumer Protection. The receipt shall:
- (1) Record the amount paid to redeem the vehicle, the actions for which the vehicle owner paid, and the date and time of the redemption;
 - (2) Be signed legibly by an agent of the towing service, and list the name, address and telephone number of the towing service;
 - (3) Briefly inform the vehicle owner that the Office of Consumer Protection can explain the vehicle owner's rights. If the vehicle owner believes that any provision of County law has been violated the vehicle owner may obtain a copy of the law from the Office of Consumer Protection.
- (h) *Damage Waiver.* A trespass towing service shall not require a vehicle owner to sign any waiver of the vehicle owner's right to receive compensation for damages to the vehicle.

(C.B. 90, 1991; C.B. 43, 2001, § 1; C.B. 71, 2004; C.B. 2, 2013, § 1.5; C.B. 12, 2016, § 1)

Sec. 17.609. - Reserved.

Editor's note— Section 2 of C.B. 71, 2004, repealed former section 17.609 in its entirety which pertained to liability for damages and derived from § 2 of C.B. 90, 1991.

Sec. 17.610. - Rebates prohibited.

A towing service shall not pay or offer to pay a property owner and a property owner shall not accept payment for authorizing the towing of a vehicle from any private property.

(C.B. 90, 1991)

Editor's note— Section 2 of C.B. 90, 1991 declared this section effective Jan. 1, 1992.

Sec. 17.611. - Penalties.

- (a) The Office of Consumer Protection may take any action at law or in equity, including injunction and mandamus, to enforce the provisions of this subtitle.
- (b) Alternatively or in addition to and concurrent with other remedies, the Office of Consumer Protection may:
 - (1) Seek a civil fine not to exceed \$1,000.00 for any violation of this subtitle; or
 - (2) Enforce the provisions of this subtitle with penalties as provided in title 24, "Civil Penalties," of the Howard County Code. A violation of this subtitle shall be a Class A offense. Each day that a violation continues is a separate violation.

(C.B. 90, 1991; C.B. 43, 2001, § 1; C.B. 71, 2004; C.B. 12, 2016, § 1)

Editor's note— Section 2 of C.B. 90, 1991 declared this section effective Jan. 1, 1992.

Sec. 17.612. - Severability.

If any part of this subtitle is held to be invalid, the invalidity shall not affect the other parts.

(C.B. 90, 1991)

ATTACHMENT NO. 3

[See attached Section, 21-10A-01 *et seq.*, of the Transportation Article of the Maryland Annotated Code on the following page]

MARYLAND ANNOTATED CODE
TRANSPORTATION ARTICLE
TITLE 21. VEHICLE LAWS – RULES OF THE ROAD
SUBTITLE 10A. TOWING OR REMOVAL OF VEHICLES FROM PARKING LOTS

§ 21-10A-01. Application of subtitle

Parking lot defined

(a) In this subtitle, “parking lot” means a privately owned facility consisting of 3 or more spaces for motor vehicle parking that is:

- (1) Accessible to the general public; and
- (2) Intended by the owner of the facility to be used primarily by the owner's customers, clientele, residents, lessees, or guests.

Abandoned vehicles

(b)(1) This subtitle applies only to the towing or removal of vehicles from parking lots.

(2) Nothing in this subtitle prevents a local authority from exercising any power to adopt local laws or regulations relating to the registration or licensing of persons engaged in, or otherwise regulating in a more stringent manner, the parking, towing or removal, or impounding of vehicles.

§ 21-10A-02. Conspicuous placement of signs required

In general

(a) The owner or operator of a parking lot or the owner's or operator's agent may not have a vehicle towed or otherwise removed from the parking lot unless the owner, operator, or agent has placed in conspicuous locations, as described in subsection (b) of this section, signs that:

- (1) Are at least 24 inches high and 30 inches wide;
- (2) Are clearly visible to the driver of a motor vehicle entering or being parked in the parking lot;
- (3) State the location to which the vehicle will be towed or removed and the name of the towing company;
- (4) State that State law requires that the vehicle be available for reclamation 24 hours per day, 7 days per week;
- (5) State the maximum amount that the owner of the vehicle may be charged for the towing or removal of the vehicle; and
- (6) Provide the telephone number of a person who can be contacted to arrange for the reclaiming of the vehicle by its owner or the owner's agent. Ratio of signs per square feet of parking space

(b) The signs described in subsection (a) of this section shall be placed to provide at least 1 sign for every 7,500 square feet of parking space in the parking lot.

§ 21-10A-03. Distance restrictions for towed vehicles

Restrictions for towed vehicles

(a) A vehicle may not be towed or otherwise removed from a parking lot to a location that is:

- (1) Subject to subsection (b) of this section, more than 15 miles from the parking lot; or
- (2) Outside the State.

Distance restrictions established by local jurisdictions

(b) A local jurisdiction may establish a maximum distance from a parking lot to a towed vehicle storage facility that is different than that established under subsection (a)(1) of this section.

§ 21-10A-04. Powers and duties of towing persons

In general

(a) Unless otherwise set by local law, a person who undertakes the towing or removal of a vehicle from a parking lot:

- (1) May not charge the owner of the vehicle, the owner's agent, the insurer of record, or any secured party more than:
 - (i) Twice the amount of the total fees normally charged or authorized by the political subdivision for the public safety impound towing of vehicles;
 - (ii) Notwithstanding § 16-207(f)(1) of the Commercial Law Article, the fee normally charged or authorized by the political subdivision from which the vehicle was towed for the daily storage of impounded vehicles;
 - (iii) If a political subdivision does not establish a fee limit for the public safety towing, recovery, or storage of impounded vehicles, \$250 for towing and recovering a vehicle and \$30 per day for vehicle storage; and
 - (iv) The actual cost of providing notice under this section;
- (2) Shall notify the police department in the jurisdiction where the parking lot is located within 1 hour after towing or removing the vehicle from the parking lot, and shall provide the following information:
 - (i) A description of the vehicle including the vehicle's registration plate number and vehicle identification number;
 - (ii) The date and time the vehicle was towed or removed;
 - (iii) The reason the vehicle was towed or removed; and

- (iv) The locations from which and to which the vehicle was towed or removed;
 - (3) Shall notify the owner, any secured party, and the insurer of record by certified mail, return receipt requested, and first-class mail within 3 days, exclusive of days that the towing business is closed, after towing or removing the vehicle, and shall provide the same information required in a notice to a police department under item (2) of this subsection;
 - (4) Shall provide to the owner, any secured party, and the insurer of record the itemized actual costs of providing notice under this section;
 - (5) Before towing or removing the vehicle, shall have authorization of the parking lot owner which shall include:
 - (i) The name of the person authorizing the tow or removal;
 - (ii) A statement that the vehicle is being towed or removed at the request of the parking lot owner; and
 - (iii) Photographic evidence of the violation or event that precipitated the towing of the vehicle;
 - (6) Shall obtain commercial liability insurance in the amount required by federal law for transporting property in interstate or foreign commerce to cover the cost of any damage to the vehicle resulting from the person's negligence;
 - (7) May not employ or otherwise compensate individuals, commonly referred to as "spotters", whose primary task is to report the presence of unauthorized parked vehicles for the purposes of towing or removal, and impounding;
 - (8) May not pay any remuneration to the owner, agent, or employee of the parking lot; and
 - (9) May not tow a vehicle solely for a violation of failure to display a valid current registration under § 13-411 of this article until 72 hours after a notice of violation is placed on the vehicle.
- Database with addresses of insurers for providing notice
- (b) The Administration shall:
 - (1) Establish and maintain a database containing the proper address for providing notice to an insurer under sub-section (a)(3) of this section for each insurer authorized to write a vehicle liability insurance policy in the State; and
 - (2) Make the database available to any tower free of charge.

§ 21-10A-05. Vehicles delivered to storage facilities

Duties of person in possession of vehicle

- (a) Subject to subsection (b) of this section, if a vehicle is towed or otherwise removed from a parking lot, the person in possession of the vehicle:
 - (1) Shall immediately deliver the vehicle directly to the storage facility stated on the signs posted in accordance with § 21-10A-02 of this subtitle;
 - (2) May not move the towed vehicle from that storage facility to another storage facility for at least 72 hours; and
 - (3) Shall provide the owner of the vehicle or the owner's agent immediate and continuous opportunity, 24 hours per day, 7 days per week, from the time the vehicle was received at the storage facility, to retake possession of the vehicle.

Release of vehicle to owner or agent

- (b) Before a vehicle is removed from a parking lot, a tower who possesses the vehicle shall release the vehicle to the owner or an agent of the owner:
 - (1) If the owner or agent requests that the tower release the vehicle;
 - (2) If the vehicle can be driven under its own power;
 - (3) Whether or not the vehicle has been lifted off the ground; and
 - (4) If the owner or agent pays a drop fee to the tower in an amount not exceeding 50% of the cost of a full tow.

Duties of storage facilities in possession of towed vehicles

- (c)(1) Subject to paragraph (2) of this subsection, a storage facility that is in possession of a towed vehicle shall:
 - (i) Accept payment for outstanding towing, recovery, or storage charges by cash or at least two major, nationally recognized credit cards; and
 - (ii) If the storage facility accepts only cash, have an operable automatic teller machine available on the premises.
- (2)(i) Except as provided in subparagraph (ii) of this paragraph, if a storage facility is unable to process a credit card payment and does not have an operable automatic teller machine on the premises, the storage facility shall accept a personal check as payment for outstanding towing, recovery, and storage charges.
- (ii) A storage facility may refuse to accept a personal check as payment if it is unable to process a credit card for the payment because use of the credit card has been declined by the credit card company.
- (3) A storage facility that is in possession of a towed vehicle shall make the vehicle available to the owner, the owner's agent, the insurer of record, or a secured party, under the supervision of the storage facility, for:
 - (i) Inspection; or
 - (ii) Retrieval from the vehicle of personal property that is not attached to the vehicle.

§ 21-10A-06. Liability for damages

Any person who undertakes the towing or removal of a vehicle from a parking lot in violation of any provision of this subtitle:

- (1) Shall be liable for actual damages sustained by any person as a direct result of the violation; and
- (2) Shall be liable to the vehicle owner, a secured party, an insurer, or a successor in interest for triple the amount paid by the owner or the owner's agent to retake possession of the vehicle.

ATTACHMENT NO. 4

[*See* attached Section 21-1003 of the of the Transportation Article of the Maryland Annotated Code on the following page]

§ 21-1003. Stopping, standing, or parking prohibited in specified places

- (a) **General rule.** -- The provisions of this section apply except as necessary to avoid conflict with other traffic or in compliance with law or the directions of a police officer or traffic control device.
- (b) **Stopping, standing, or parking in front of public driveway.** -- A person may not stop, stand, or park a vehicle in front of a public driveway.
- (c) **Sidewalks.** -- A person may not stop, stand, or park a vehicle on a sidewalk.
- (d) **Intersections.** -- A person may not stop, stand, or park a vehicle in an intersection.
- (e) **Crosswalks.** -- A person may not stop, stand, or park a vehicle on a crosswalk.
- (f) **Safety zones.** -- A person may not stop, stand, or park a vehicle between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless the State Highway Administration or local authority indicates a different length by signs or markings.
- (g) **Highway excavations or obstructions.** -- A person may not stop, stand, or park a vehicle alongside or opposite any highway excavation or obstruction if to do so would obstruct traffic.
- (h) **Bridges.** -- A person may not stop, stand, or park a vehicle on any bridge or other elevated structure on a highway.
- (i) **Highway tunnels.** -- A person may not stop, stand, or park a vehicle in a highway tunnel.
- (j) **Places where stopping is prohibited by signs.** -- A person may not stop, stand, or park a vehicle at any place where stopping is prohibited by an official sign.
- (k) **Entrance or exit ramps of highways.** -- A person may not stop, stand, or park a vehicle on any entrance or exit ramp of any highway with two or more lanes for traffic moving in the same direction.
- (l) **Standing or parking.** -- A person may not stand or park a vehicle in front of a private driveway without the consent of the owner or occupant of the premises.
- (m) **Fire hydrants.** -- A person may not stand or park a vehicle within 15 feet of a fire hydrant.
- (n) **Standing, etc., within 20 feet of crosswalk at intersection.** --
- (1) This subsection does not apply in Baltimore City.
- (2) A person may not stand or park a vehicle within 20 feet of a crosswalk at an intersection.
- (o) **Standing, etc., within 30 feet of approach to flashing signals, etc.** -- A person may not stand or park a vehicle within 30 feet on the approach to any flashing signal, stop sign, yield sign, or traffic control signal located at the side of a roadway.
- (p) **Driveway entrances to fire stations.** -- A person may not stand or park a vehicle within 20 feet of the driveway entrance to any fire station or on the side of a highway opposite the entrance to any fire station within 75 feet of the entrance, if properly signposted.
- (q) **Standing or parking vehicles where standing prohibited by sign.** -- A person may not stand or park a vehicle at any place where standing is prohibited by an official sign.
- (r) **Standing or parking vehicles alongside of other stopped or parked vehicles.** -- A person may not stand or park a vehicle on the roadway side of any other vehicle that is stopped or parked at the edge or curb of a highway.
- (s) **Certain curves or hills.** -- A person may not stand or park a vehicle on a curve or hill where solid lines on the surface of the roadway indicate a zone in which passing is prohibited.
- (t) **Parking within 50 feet of railroad grade crossings.** -- A person may not park a vehicle within 50 feet of the nearest rail in a railroad grade crossing.
- (u) **Parking spaces for individuals with disabilities.** -- A person may not stop, stand, or park a vehicle unless for the use of an individual with a disability, in a space or zone marked as restricted for the use of individuals with disabilities.
- (v) **Property of Board of Education of Montgomery County or Montgomery College.** -- A person may not park a vehicle on any property owned by the Board of Education of Montgomery County or Montgomery College where parking is prohibited by an official sign.
- (w) **Parking on property owned by Board of Education of Baltimore County.** -- A person may not park a vehicle on any property owned by the Board of Education of Baltimore County or the community colleges of Baltimore County where parking is prohibited by an official sign.
- (x) **Parking on property owned by Board of Education of Wicomico County.** -- A person may not park a vehicle on any property owned by the Board of Education of Wicomico County or the community colleges of Wicomico County where parking is prohibited by an official sign.

(y) Parking on property owned by Board of Education of Prince George's County. -- A person may not park a vehicle on any property owned by the Board of Education of Prince George's County where parking is prohibited by an official sign.

(z) Parking on property owned by Board of Education of Calvert County, Charles County, or St. Mary's County. -- A person may not park a vehicle on any property owned by the Board of Education of Calvert County, Charles County, or St. Mary's County or the community colleges of Calvert County, Charles County, or St. Mary's County where parking is prohibited by an official sign.

(aa) Parking at other places where parking prohibited by sign. -- A person may not park a vehicle at any other place where parking is prohibited by an official sign.

(bb) Moving the vehicle of another into a prohibited area. -- A person may not move a vehicle that he does not lawfully control into any prohibited area.

(cc) Moving vehicle away from curb for unlawful distance. -- A person may not move a vehicle that the person does not lawfully control away from a curb for an unlawful distance.

(dd) Parking in front of curb ramp. -- A person may not stop, stand, or park a vehicle in front of a curb ramp designed for the use of individuals with disabilities.

(ee) Parking in front of passenger loading zone. -- A person may not stop, stand, or park a vehicle in front of or on a passenger loading zone designed or marked for the use of individuals with disabilities.

(ff) Penalties for violation of section. --

(1) A person convicted of a violation of subsection (j) of this section while operating a commercial motor vehicle in Anne Arundel County is subject to:

(i) For a first offense, a fine of \$ 100;

(ii) For a second offense, a fine of \$ 250; and

(iii) For a third or subsequent offense, a fine of \$ 500.

(2) A person convicted of a violation of subsection (u) or (dd) of this section is subject to a fine of \$ 25.

ATTACHMENT NO. 5

[Vehicle Registration Form]

**ELKRIDGE CROSSING MASTER COMMUNITY ASSOCIATION, INC.
VEHICLE REGISTRATION FORM**

PROPERTY OWNER(S) NAME(S): _____

PROPERTY ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: (H) _____; (W) _____
(Cell) _____

E-MAIL ADDRESS: _____

RESIDENT/TENANT NAME(S) (**Must provide copy of lease for any tenant.**):

RESIDENT'S/TENANT'S PHONE NUMBER: (H) _____; (W) _____

RESIDENT'S/TENANT'S (Cell): _____

RESIDENT'S/TENANT'S - E-MAIL ADDRESS:

Please list all vehicles belonging to the unit:

1. Make: _____ Model: _____

Color: _____ Year: _____

VEHICLE LICENSE TAG NUMBER: _____

Driver's name: _____

Proof of Residency Received? _____

2. Make: _____ Model: _____

Color: _____ Year: _____

VEHICLE LICENSE TAG NUMBER: _____

Driver's name: _____

Proof of Residency Received? _____

3. Make: _____ Model: _____

Color: _____ Year: _____

VEHICLE LICENSE TAG NUMBER: _____

Driver's name: _____

Proof of Residency Received? _____

4. Make: _____ Model: _____

Color: _____ Year: _____

VEHICLE LICENSE TAG NUMBER: _____

Driver's name: _____

Proof of Residency Received? _____

When returning this form, please include a copy of a valid driver's license for each driver. All applicants must also provide proof of residency for the unit address from each resident (phone bill, utility bill, bank statement, etc. if the driver's license does not show the unit address). Tenants must provide a copy of their lease. All applications are subject to Board and/or Parking Committee approval, based upon each resident at the unit meeting the criteria for permit eligibility. Please return this form to: Timothy Dadourian, Property Manager, mdservices1972@gmail.com.

If you have any questions concerning this Vehicle Registration Form you may contact the Property Manager. Thank you.