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IMPORTANT PARKING NOTICE

TO: ALL RESIDENTS OF SUMMERFIELD AT RIVER HILL CONDO

FROM: SHIREEN AMBUSH, PCAM
PROPERTY MANAGER

DATE: SEPTEMBER 2, 2008

The Board of Directors recently met at which time they discussed the issue of parking within the community. It has been observed that several residents are not adhering to the provision in the Condominium By-Laws regarding parking. Specifically, Article X, Section 3 (n) specifically states "Without the prior written consent of the Board, the driveway limited common elements shall be utilized solely and exclusively for the parking of motor vehicles, except for temporary uses not exceeding eight (8) hours duration. The garages forming part of the units shall not be utilized as a storage or other facility to the extent that such usage inhibits the parking of a motor vehicle in the garages. Unit owners, their tenants, residents and visitors shall park their vehicles in the garages and driveways before being entitled to park their vehicles upon the General Common Elements. The Board of Directors is specifically authorized to levy fines against Unit Owners violating this provision of the By-Laws."

The above stated provision in the Condominium By-Laws was specifically created to address parking within the community. There are a total of 56 homes and only 50 designated parking spaces on the streets. Thus, if residents do not use their garage and driveway for parking of their vehicles, there will be very limited to no designated parking available within the community. The Board has agreed to send this notification to all residents and then monitor the street parking over the next 30 days in hopes that residents will voluntarily comply. However, any resident vehicle that is observed parking in non-designated areas on the street will be subject to further enforcement action by the Board. The Board has established the following fine structure for parking violations and fines will be levied on a per occurrence basis:

- \$50 fine for violation after written warning
- \$75 fine for second violation
- \$100 for third and future continuing violations

In addition to the above described fine structure, the Board will also consider towing enforcement for parking violations. If the vehicle is towed, the vehicle owner is responsible for all impound and storage charges levied by the towing contractor.

All residents are urged to abide by the parking policy of the community so that further enforcement action by the Board of Directors will not have to be considered. On behalf of the Board, I thank you in advance for your cooperation and compliance. As always, if you should have any questions regarding this matter, please feel free to contact me directly at the letterhead above or you may send an email to sambush@abarisrealty.com

