

# Worthington Mews H.O.A

c/o Victory Management  
7954 Baltimore Annapolis Blvd. Suite 2A  
Glen Burnie, MD 21060

August 17, 2006

To Worthington Mews Homeowners:

In the past, members of the Board of Directors have patrolled the neighborhood to tag vehicles and have them towed. As you might suspect, this was very time consuming for board members as well as being a very unpleasant task. The board has no desire to inconvenience homeowners by towing their vehicles, but they have a fiduciary duty by virtue of the HOA's incorporation to uphold and enforce the covenants, rules and regulations.

To that end, a company has been hired to tag and tow residents' vehicles parked on Darkstar and in the visitor parking spaces. The rules require that residents park their vehicles in their garages. All other vehicles must be parked on Arundel Corp Road.

Available parking for actual visitors has recently been non-existent. The new company will patrol the entire neighborhood and remove all cars not in compliance with the rules.

If you have friends or relatives parking in a visitor spot for more than 48 hours, please remember that the rules require you to contact the Manager, and advise her of the car make, model, license tag # and the time period your guest will be parked in a visitor space. That information will be forwarded to the new company doing the tagging and towing. Amy McCord is our current manager and can be reached at 410-553-9500.

The rules also require that residents not park in their driveways. The new company will act as the board's agent to record violations that will result in a fine to the homeowner.

Another reason residents must refrain from parking under their decks is to prevent break-ins to their home or the homes of their neighbors. In the past, Worthington Mews homes have been burglarized as a result of a homeowner parking a vehicle under their deck. The thieves used the vehicles parked under the decks to climb up on to one deck and move from deck to deck to perpetrate their crimes.

There has been an increase in robberies, vehicle vandalism and even an arson in the condominiums that are adjacent to our property. Off duty Police Officers have been retained to perform security patrols for all Cromwell Fountain communities which includes Worthington Mews.

Please report any unusual behavior to the Anne Arundel County Police (911).

Also, if you notice street lights out please report them to BGE at 410-685-0123 or report the exact location and pole number to our Manager Amy at 410-553-9500.

If you have any questions please e-mail them to Amy and The Board via the Worthington Mews website. [www.worthingtonmews.org](http://www.worthingtonmews.org)

Sincerely,

Worthington Mews Board of Directors

Enc: Parking Rules and Regulations

## PARKING RULES AND REGULATIONS

### DUTY TO INFORM

As stated in the Covenants, page 10 of the Architectural Guidelines - parking is allowed in your garage only.

Residents are responsible for informing their guests of community parking regulations. Nonresident homeowners are responsible for ensuring that tenants are informed of the community parking rules.

### ENFORCEMENT

**Enforceability** - The rules are enforceable twenty-four (24) hours a day, seven (7) days a week.

### PARKING - RESTRICTIONS OF USE

There shall be no parking whatsoever opposite or adjacent to the mailboxes, nor on any corner within the community, nor within fifteen (15) feet adjacent to any fire hydrant, nor on the lawns of the community, nor in any manner, which could impede the normal flow of traffic through the community. PLEASE NOTE: **"NO PARKING AREAS"** throughout the community shall be designated by yellow curbs or signs. Furthermore, vehicles shall not be parked in a manner, which could interfere with the ability to remove and park vehicles within the community, nor shall they be parked so as to obstruct vision and encumber drivers attempting to effect safe entry and exit of their vehicles to and from the community. Line straddling, tandem or double parking of vehicles shall not be allowed in the community. **ANY VEHICLE FOUND IN VIOLATION OF THESE PROVISIONS. FOR WHATSOEVER REASON MAY BE TOWED BY THE BOARD OF DIRECTORS WITHOUT EXCEPTION AND WITHOUT NOTICE TO THE OWNERS. WHO ASSUME ALL RISK AND EXPENSE OF SUCH TOWING.**

Visitor parking only is permitted on **DARKSTAR WAY** and **AVATAR LANE**. Parking on these streets is to assure direct access to stairways and sidewalks for our guests. No Visitor vehicle may remain parked at any one location for more than forty-eight (48) hours at a time. Any visitor vehicle needing more than forty-eight (48) hours of continuous parking must notify the management company with the tag number and vehicle make, model and color including the dates in which the vehicle is to be parked. No visiting vehicle is to be parked on, or in front of, any driveway other than for temporary loading or unloading of passengers or items.

Any vehicle parked on the apron of the garages of any home, as well as any vehicle parked on the street behind any home; other than loading or unloading or for washing of vehicle.

Parking spaces at either end of courts are for guest parking only. No vehicle will be allowed to remain for longer than twenty-four (24) hours without being entirely removed from the parking space for a minimum of thirty (30) minutes.

No commercial vehicles with or without markings or logo's may be parked within the community at any time for other than a (bonafide service call) for any resident or common lot.

No vehicle, public or private with a weight class of over one (1) ton may be parked on any street or court. This does not apply to emergency vehicles or those vehicles on service calls for residents of the community (bonafide service call) and must not impede traffic in any manner.

No boats, trailers, personal watercraft, campers, or other recreational type vehicle may be parked on any street, court, or outside lot within the community at any time except for temporary loading and unloading or reasonable cleaning not to exceed one (1) hour, and must not impede traffic in any manner.

Moving company vehicles will be allowed temporary parking between sunrise and sunset only for continuous loading and unloading of materials. Moving company vehicles may not block any fire-lane or mailbox at any time. Moving company vehicles shall not impede flow to access driveways or garages. If temporary blockage must occur then moving company vehicles must complete service as quickly as possible. Moving company vehicles will be required to immediately move if any emergency condition exists, which requires access to the obscured area.

No vehicle shall be parked or driven on any sidewalk, lot, or common area, other than for the needs of emergency vehicles or emergency repairs (e.g., plumbing contract, public utility, or landscape contractor).

#### **DISABLED, ABANDONED AND UNREGISTERED VEHICLES**

No vehicle, which is inoperative, does not display current registration tags, is disabled or abandoned shall not be permitted to park or be parked within the community. A notice shall be posted upon each vehicle parking in violation of this Policy. **ANY VEHICLE FOUND IN VIOLATION OF THESE PROVISIONS. FOR WHATSOEVER REASON MAY BE TOWED BY THE BOARD OF DIRECTORS WITHOUT EXCEPTION AND WITHOUT NOTICE TO THE OWNERS. WHO ASSUME ALL RISK AND EXPENSE OF SUCH TOWING.**

#### **HANDICAPPED PARKING**

Handicapped parking shall be arranged by the Board of Directors on a case-by-case basis. Residents who are in need of a designated handicapped parking space should contact the Community's Managing Agent.

## SNOW POLICY

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During severe weather condition, no guest(s) shall be permitted to park within the community. Due to the nature of these conditions, parking spaces are at an absolute premium and guest spaces would most likely be used as storage for the accumulation of snow being removed.

"Severe weather conditions" shall be defined as any set of weather conditions, which causes enough snow or ice to accumulate so as to necessitate the activation of the services of the Associations snow-pushing contractor.

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## TOWING

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The vehicle will be towed to:  
Redmond's Towing  
8016 Bailey's Lane  
Pasadena, MD 21122

(410) 437-1111

This Parking Policy became effective on the 10<sup>th</sup>  
of December, 2004.