

(Effective: September 5, 2002)

Kendall's Choice Townhouse Association, Inc.

Rules and Regulations Pertaining to Parking Lot Use

The rules and regulations set forth below apply to all vehicle parking areas located within all or any part of the Common Area maintained by the Kendall's Choice Townhouse Association, Inc. (the "Association"), pursuant to the Declaration of Covenants, Conditions and Restrictions [January 15, 19901, hereafter known as the "Covenants", and in accordance with actions taken by the board of directors on behalf of the Association members.

1. No house trailer, trailer, tractor trailer or truck or commercial vehicle (other than a van or pick-up truck of less than 3/4 ton capacity) shall be parked or stored in the parking area overnight (i.e., between the hours of 11:00 p.m. and 7:00 a.m.).
2. No boat, boat trailer, camper or recreation vehicle shall be parked or stored in the parking areas within the Common Area owned by the Association.
3. No automobile, motorcycle, van, pick-up truck or any other vehicle required to be registered with a state shall be parked in any manner within the parking areas owned and maintained by the Association, unless current and valid state issued license plates and tags are affixed thereto.
4. The parking areas maintained by the Association may be used by the owners, (i.e., members of the Association), their guests, and tenants. An owner who is not residing in his/her home shall be deemed to have assigned his/her parking rights solely to the occupant of his or her home. Additionally, an owner may not permit the parking of a vehicle of a non-owner within the parking area unless such non-owner is in continuous residence with the home owner.
5. Each non-garage unit has been assigned one designated, numbered parking space in the area fronting the non-garage units. All other parking spaces in these areas are available on a first-come, first-served basis. (All residents are urged to respect the reserved parking spaces assigned to non-garage units.)
6. Small "well kept" commercial vehicles, vans or pick-up trucks under 3/4ths ton, should be parked in the spaces fronting Tamar Drive or off-property.
7. Fire Hydrant curb and adjacent curb areas along the island parking areas are designated as no parking areas and will be marked accordingly.
8. All vehicles parked within the parking areas maintained by the Association shall be parked properly within the marked lines for single vehicles. Any vehicle improperly parked, so as to use more than one

parking space or otherwise preclude the use of adjacent parking spaces, shall be subject to immediate removal at the risk and expense of the owner.

9. The same provision as in 8 above, removal at the risk and expense of the owner, shall apply to any unlicensed vehicle, house trailer, tractor trailer truck or commercial vehicle, boat, boat trailer, camper or recreational vehicle upon such notice to the owner as is required by the laws and ordinances of Howard County and the State of Maryland.