

**RESOLUTION OF THE BOARD OF DIRECTORS OF
WILSON'S GROVE HOMEOWNERS ASSOCIATION, INC.**

**(Adopting Rules and Regulations Regarding Parking in the
Clubhouse Parking Lot and Enforcement)**

WHEREAS, Wilson's Grove Homeowners Association, Inc. (the "Association") is a duly created homeowners association by virtue of its Articles of Incorporation filed with the Maryland State Department of Assessments and Taxation on April 23, 2013 (the "Articles of Incorporation"), and the entity remains incorporated and in good standing as of the date of the execution of this Resolution with the Department ID listed as D15204555; and

WHEREAS, the Association, and the members thereof and therein, as property owners within the Association are governed by the Declaration of Covenants, Conditions and Restrictions dated April 30, 2013, recorded among the Land Records of Anne Arundel County, Maryland in Liber 26095, folio 0272, *et seq.* (the "Declaration"); and

WHEREAS, the By-Laws of the Association were adopted by the Board of Directors (hereinafter the "Board"), and are filed in the Homeowners Association Depository for Anne Arundel County, Maryland; and

WHEREAS, Article 7, Section 7.1(c) of the Association's Bylaws authorizes the Board to exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of the Bylaws, the Articles of Incorporation, or the Declaration (collectively, the "Governing Documents"); and

WHEREAS, Article 7, Section 7.2(h) of the Bylaws requires the Board to otherwise perform or cause to be performed the functions and obligations of the Board of Directors and the Association as provided for in the Declaration and Articles of Incorporation and these Bylaws; and

WHEREAS, Article 7, Section 7.5 of the Declaration provides that the Declarant is entitled to establish supplemental rules concerning parking and traffic control within all or any portion of the Property, including, without limitation, rules providing for the involuntary removal of any vehicle violating the provisions of the Declaration and/or such rules; and

WHEREAS, the Board desires to establish these Parking Rules governing parking in the Clubhouse Parking Lot and Towing in conformity with the Declaration, the By-Laws, the Maryland Homeowners Association Act, and as otherwise provided by Anne Arundel County and State law; and

WHEREAS, this Resolution Adopting Rules and Regulations Regarding Parking in the Clubhouse Parking Lot and Enforcement was mailed or delivered to the Owners at least thirty (30) days prior to its effective date; and

WHEREAS, this Resolution was mailed or delivered to Owners prior to its consideration at an open meeting of the Board at which a quorum of the Board members was present; and

WHEREAS, at least a majority of the members of the Board have voted at a duly held open meeting of the Board to approve this Resolution; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board, on behalf of the Association, duly adopts the following Rules and Regulations Regarding Parking in the Clubhouse Parking Lot and Enforcement:

I. CLUBHOUSE PARKING LOT RULES

1. Temporary Parking. All residents and guests are permitted to park their vehicles in the Clubhouse Parking Lot for up to twenty-four (24) consecutive hours without notification to the Association's Board of Directors.
2. Extended Parking. If a resident or guest wants to park a vehicle in the Clubhouse Parking Lot for greater than twenty-four (24) consecutive hours, the resident must submit a request to the Board via email at wilsonsgroveboard@gmail.com and obtain prior written permission from the Board to park the vehicle in the Clubhouse Parking Lot for an extended period of time. The Board intends to approve all requests that meet the intent of "Extended Parking" (e.g. family visiting, driveway work, yard work, etc). However, each request will be considered on a case-by-case basis.
3. All vehicles shall be parked in the Clubhouse Parking Lot in accordance with all applicable State and local laws.
4. All vehicles operating within the Association's Common Areas shall be operated in a safe and prudent manner, at speeds not exceeding posted limits and in compliance with all traffic and parking control signs.
5. No commercial vehicles, vehicles that are larger than $\frac{3}{4}$ ton or have more than four (4) wheels or more than two (2) axles, buses, motorhomes (e.g., RVs), campers, camper vans, ATVs or other similar off-road vehicles, off-road motorcycles, trailers, boats, personal watercraft, recreational or similar vehicles shall be parked anywhere within the Clubhouse Parking Lot. In addition to the foregoing, commercial vehicles shall also include but are not limited to: vehicles used or designed principally for

commercial, business, or industrial use; vehicles displaying commercial advertisement.

6. All vehicles parked in the Clubhouse Parking Lot must display visible current license plates, maintain a current registration, and be in operating condition.
7. Junk vehicles may not be parked anywhere within the Clubhouse Parking Lot.
8. No vehicle repairs (including, but not limited to, oil changes) are to be made anywhere upon the Association's Clubhouse Parking Lot.
9. Parking spaces in the Clubhouse Parking Lot are to be used for the parking of authorized vehicles only. No other items may be stored in parking spaces, including but not limited to trash, debris, building supplies, automotive supplies, temporary storage containers, or "pods" without prior written approval of the Board.
10. All vehicles shall be parked within a single parking space, observing the curb and stripe markings, not over any curb, and not encroaching upon any other parking space or adjacent walkway or common area.
11. Only one vehicle may be parked within any parking space.
12. Parking is not permitted on any grass or planted area within the Association's Common Areas, to include grass or planted areas adjacent to the Clubhouse Parking Lot.
13. Parking spaces designated for handicapped parking may be used only by vehicles displaying valid state-issued handicapped license plates or placards.

II. ENFORCEMENT & TOWING OF VEHICLES

1. Lot Owners and Residents are responsible for informing their occupants, tenants, guests, licensees and/or invitees of these Clubhouse Parking Lot Rules and for ensuring that their vehicles are parked in compliance therewith.
2. Vehicles parked in violation of these Clubhouse Parking Lot Rules may be subject to towing at the vehicle owner's/operator's risk and expense, as well as to such other legal action as may be appropriate. In addition, Lot Owners and Residents may be subject to fines and the loss of Association privileges as may be determined by the Board in accordance with the Association's Governing Documents and applicable law.

3. The Board shall have the authority to contract with a towing company for the purpose of enforcement of these Clubhouse Parking Lot Rules, which the Board shall do, without further notice to the community of the execution of said contract.
4. The location to which vehicles will be towed, together with other information required by local and State laws to be provided to vehicle operators, shall be set forth on the towing signs conspicuously posted throughout the Clubhouse Parking Lot.
5. No towing shall be undertaken without written authorization from the Association's Board or the Property Manager.
6. All vehicles are towed at the risk of and expense of the offending vehicle owner / operator. The Association is not responsible for any loss or damage to any offending vehicle towed/removed pursuant to these Clubhouse Parking Lot Rules.

III. ADDITIONAL ENFORCEMENT ACTIONS

1. Nothing contained herein shall preclude the Board from seeking injunctive relief or any other remedy available to it for violations of these Clubhouse Parking Lot Rules, including, without limitation, imposing fines in accordance with the Association's Governing Documents and Section 11B-111.10 of the Maryland Homeowners Association Act. The Association reserves the right to exercise all other powers and remedies provided to it under the Association's Governing Documents and/or the laws of the State of Maryland or Anne Arundel County.
2. If the Association must enforce these Clubhouse Parking Lot Rules through any form of legal action, the offending Owner shall be responsible for all expenses, including reasonable attorneys' fees, incurred by the Association in connection with taking such legal action, regardless of whether the violation(s) resulted from the act/omission of the Owner or his/her tenant, invitee, licensee or guest.
3. The procedures described herein shall not be construed as to prevent or discourage the Association, its property manager, agents or any Owners or occupants from reporting any violation of these Clubhouse Parking Lot Rules or applicable law to the local police and sheriff departments, the Maryland Motor Vehicle Administration, or any other appropriate agency of the State of Maryland, where such violation may likewise constitute a violation of the laws or ordinances of the State of Maryland or those of an appropriate political subdivision. In addition to the remedies set forth in this Resolution and these Clubhouse Parking Lot Rules, the Association will be entitled to all other remedies available at law or in equity.

IV. LIABILITY

1. **Association Liability.** The Association, through this Resolution, assumes no responsibility for any damage, theft, or loss to any vehicle parked or operated within the Association. The Association assumes no liability for damage caused to a vehicle towed from the Association property in accordance with this Resolution, the Governing Documents or applicable law.
2. **Owner's Liability.** Lot Owners, Residents and/or guests shall be responsible for any expenses incurred by the Association as a result of any damage done to the Association's property by the use, repair or maintenance of a vehicle, or as the result of negligence, whether on the part of the Owner, occupant and/or guest, as well as for any costs incurred as a result of having a vehicle towed from the Association in accordance with this Resolution, the Governing Documents or applicable law.

V. SEVERABILITY & AMENDMENT

1. If any clause, phrase, provision, or portion of these Clubhouse Parking Lot Rules is deemed invalid or unenforceable under applicable law, that shall not affect, impair or render invalid or unenforceable any other part of these Clubhouse Parking Lot Rules.
2. These Clubhouse Parking Lot Rules may be amended and or supplemented, from time to time, by the Board in its sole and absolute discretion, in accordance with applicable law.

The Effective Date of this Resolution shall be the ____ day of _____ 2025. It shall supersede and replace any and all previously adopted rules and regulations regarding parking, towing and operation of vehicles within the Association's Clubhouse Parking Lot.

WITNESS/ATTEST:

BOARD OF DIRECTORS:
WILSON'S GROVE HOMEOWNERS
ASSOCIATION, INC.

By: _____
Name:
Title: Secretary

By: _____
Name:
Title: President

SECRETARY CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by at least a majority of the Board of Directors of Wilson's Grove Homeowners Association, Inc., on the ____ day of _____, 2025, at a duly constituted meeting thereof at which a quorum of the Board was present and for which prior notice was given in accordance with the Association's Governing Documents. Further, that I caused a copy of this Resolution to be mailed or otherwise delivered to the Owners of Wilson's Grove Homeowners Association, Inc. at their respective addresses of record, as contained in the books and records of Wilson's Grove Homeowners Association, Inc. Furthermore, the foregoing Resolution has been or is intended to be recorded in the Homeowners Association Depository for Anne Arundel County, Maryland as required by the Maryland Homeowners Association Act.

WITNESS/ATTEST:

By: _____
Name:
Title: President

By: _____
Name:
Title: Secretary