



Abaris Realty, Inc.

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Serving the DMV Metro Area Since 1975

June 20, 2022

Dear Fallstone HOA Homeowners:

The Board of Directors has reviewed and discussed the need to amend the Parking Policy to allow for towing enforcement of unauthorized vehicles parked in the visitor parking spaces without a visitor parking permit displayed. After careful consideration, the Board is proposing to adopt the attached revised Parking Policy at the next Board meeting after hearing homeowner comments. The revised language is highlighted in red.

The Board of Directors will vote on adoption of this revised Parking Policy at the upcoming virtual Board meeting that is scheduled for Wednesday, July 20, 2022 at 7:00 pm. Homeowners who wish to participate in the meeting by phone may do so using the following link or call instructions:

<https://abarisrealtyinc.my.webex.com/meet/sambush>

Dial In Number: 1-408-418-9388
Access Code: 791 064 079

We thank you for your support of this proposed revised Parking Policy and all homeowners will receive a copy of the final, approved Parking Policy soon after it is adopted by the Board at the upcoming meeting. We hope you are all staying safe and well.

Sincerely,

A handwritten signature in blue ink that reads 'Shireen Ambush'.

Shireen Ambush, PCAM, CPM
Property Manager

Fallstone HOA
Proposed Revised Parking Rules and Regulations
June 2022

1. All Fallstone homeowners/renters are required to park in their garage, driveway or assigned condo parking space prior to using a visitor spot. Townhouse owners/renters are encouraged to ask all those who come to their houses, including any personal service providers such as tutors, babysitters, or house cleaners, to park in their own driveway before using visitor spaces.
2. Common area spaces marked as “visitor parking” are provided for and intended solely for use by guests of Fallstone homeowners/renters. A “Guest” or “visitor”: is defined as someone who is visiting a homeowner/renter and does not reside in the Fallstone development. Persons who are employed by homeowners/renters for more than twelve (12) hours per week, other than *bona fide* home improvement contractors working on a homeowners/renter’s home (such as plumbers, electricians, etc.) are not considered guests/visitors and cannot use visitor spaces while performing work at a Fallstone residence. All guest vehicles must display visitor parking permits on the rear-view mirror or dashboard **while parking in a guest spot**. Guests/visitors may park on a homeowner’s visitor permit for up to three (3) days. If a guest will be needing more time than the allotted three (3) days, homeowners/renters are asked to contact Abaris for an extension. A temporary permit with expiration date will be sent via email for the guest to display on their dashboard.
3. Each Fallstone homeowner will receive two (2) visitor parking permits. To receive the visitor parking permits, all homeowners must complete and return the enclosed application to register all vehicles in the household. Please note that homeowners who are renting their homes must submit a copy of the current rental lease along with the application. Tenants/renters are not eligible to apply for a parking permit. Parking permits will only be issued to homeowners who may then provide the permit to their renters. Temporary permits for additional guest pass for special one-time events may be requested in advance by contacting Abaris Realty with at least 2 business days advanced notice. Temporary permits will be sent via email for residents to print and provide to their visitors to display on the dashboard of their vehicle.
4. In the event that a coded permit is lost or stolen, the cost for replacement of a coded permits is \$100.
5. Homeowners/renters are not allowed to park in visitor parking spaces; however, while their residences are being repaired or serviced by outside vendors, homeowners/renters may temporarily park in visitor space(s) for no more than eight (8) consecutive hours. This exception is limited to daytime hours; homeowners/renters are not allowed to park in visitor spaces overnight. In the event of an unusual circumstance, homeowners/renters may contact Fallstone’s property manager at Abaris Realty.

6. No commuter or long-term parking is permitted anywhere in the common area of Fallstone. Any vehicle without a parking pass, which is left for more than two (2) consecutive days in any common area parking space, may be towed at the vehicle owner's expense.
7. Common area visitor parking spaces shall be used for the parking of conventional passenger vehicles, excluding specifically all other motor vehicles, except for the temporary daytime parking of visitor repair, service, or delivery vehicles. There shall be no parking of any other commercial vehicles, boats, recreational vehicles, etc.
8. Motorcycles, mopeds, scooters and bicycles operating within the common area shall be equipped with the most recent, generally-approved noise control and safety devices; operated only on the roads and driveways; and, operated in a manner not to disturb Fallstone residents.
9. Parking in fire lanes, as designated by signs is strictly prohibited. Reports of violations should be directed to local municipal authorities, such as the Montgomery County Police or the Department of Fire/Rescue, who are responsible for enforcing fire lane restrictions. Violators are subject to prevailing local municipal penalties.
10. No vehicle shall be parked in a manner as to impede or prevent ready access to any homeowners/renter's driveway or common area. Such as blocking a driveway or double parking, parallel-parked in front of the entrance of a townhouse driveway, or parking to impede the flow of traffic on community streets. Vehicles may not park across a townhouse driveway, i.e. no parking perpendicular to the direction of a driveway anywhere along its length.
11. All motor vehicles operating or parked on Fallstone property shall display valid state-issued motor vehicle license tags and be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearance.
12. Other than routine maintenance, such as car washing and/or waxing, no mechanical repairs shall be made outside of a garage.
13. The unauthorized posting of signs or alterations to current on-street parking designations is not allowed.
14. ****Violators of any of the Fallstone parking regulations are now subject to towing. A written notice will be placed on the vehicle by Henry's Wrecker Service which Fallstone has contracted with to enforce parking regulations. There will be no policing done by Henry's Wrecker Service but they will be notified of violations. Fallstone homeowners/renters and condo residents are not permitted to park in visitor parking spaces other than what is outlined in the above parking rules and regulations ie: short term, while their residence is being repaired or serviced by contractors or cleaning services etc. Please be sure "your car or guest's car" have a**

parking permit displayed on the dash board or hanging from rear-view mirror while parking in visitors spots. All charges to tow and release the vehicle are the responsibility of the vehicle owner/licensed driver of the vehicle. In addition, the Fallstone Board of Directors may, at its discretion, impose a fine of no more than \$100 if the violator fails to take appropriate action in response to written notices. Towing enforcement will be handled by Fallstone's property management company, Abaris Realty.

15. All parking complaints, including reports of violation, shall be directed to the Property Manager at Abaris Realty who can be contacted by calling (301) 468-8919 or by emailing sambush@abarisrealty.com. Residents should record make, model, color, license plate, location, and time of violation and take a photograph to document the violation.
16. Fallstone residents shall not harass, restrict, confine, or ticket alleged parking violators.