

# Saddle Ridge

C o n d o m i n i u m

## M E M O R A N D U M

TO: Saddle Ridge Condominium  
Owners

FROM: APEX Property Management, Inc.

RE: New Parking Policy

DATE: 2 August 1995

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Enclosed is a copy of the new parking policy that was approved by the Association at the 1995 Annual Meeting.

This policy will become effective on 1 September 1995.

Please be advised that two (2) parking passes will be mailed, via certified mail to each owner in the next few days.

If you are an investor owner, please see that your tenants receive the passes and a copy of the new parking policy before the effective date.

RE/gb  
enclosure

c/o APEX Property Management, Inc.

3857 Farraqu Avenue • Kensington, Maryland 20895 • (301) 949-7535

COUNCIL OF UNIT OWNERS OF SADDLE RIDGE CONDOMINIUM  
PARKING RULES

I. PARKING RIGHTS

Each Unit Owner shall be issued two parking permits. Parking will be by permit only. Only conventional vehicles properly registered with the Board of Directors and displaying the approved parking permit in the rear view window shall be allowed to park on the property. Vehicles shall be parked so as not to obstruct the spaces for other vehicles or, as applicable, the sidewalk.

Each unit in the 2100 block will have one assigned space. The location of the space is indicated on the attached parking plan. The units in the 2000 block will not have assigned spaces.

II. RESTRICTIONS

All vehicles on the grounds must display the required parking permit. All vehicles must be kept in operating condition at all times. No vehicles may be parked along the curb in the ingress-egress lane to the Common Area parking lot. The towing of these vehicles will be governed by Maryland and Montgomery County laws.

No truck, bus, trailer, free-standing camper, or recreational vehicle that is longer than 18 feet or wider than eight feet may be parked on the property. No commercial vehicle may be parked on the property. A commercial vehicle is any vehicle that displays the name of a business or individual and/or a telephone number or business logo.

III. CONTRACTORS

Contractors and other service personnel performing work for a Unit Owner, occupant, or the Association shall be exempt from these rules and regulations.

IV. ASSOCIATION NOT RESPONSIBLE

Nothing in these rules shall be construed to hold the Unit Owners Association, Management Agent, or the Board of Directors responsible for damage to vehicles or loss of property from vehicle parked on or towed from the Common Element.

V. REPAIRS NOT ALLOWED

Except for minor adjustments, repairs to vehicles, as well as painting of vehicles, shall not be permitted at any time on the property. Drainage or leakage of any automotive fluids on the property is prohibited.

VI. VISITOR PARKING

Unit Owners should be aware that the property contains exactly two parking spaces per unit. Unit Owners may allow visitors to park on the property as long as the visitor uses a valid parking permit.

## VII. LOST PERMITS

There will be a charge of \$25.00 to replace a parking permit. If a permit is reported as "lost", and is replaced by another number and later found being used by the Unit Owner, tenant, or guest, the Unit Owner shall be assessed \$100.00 per day until the "lost" permit is returned to the Association.

A letter from the Unit Owner requesting a parking permit replacement will be required. It is the Unit Owner's responsibility to pass on parking permits to new owners or tenants. These rules have been adopted in accordance with Section 11-111 of the Maryland Condominium Act.

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