

09 June 2004

## CONDOMINIUM PARKING PLAN

Dear Amber Ridge Condominium Resident,

The Condominium Board of Directors developed a plan to provide parking controls for residents. This plan was approved by the Community Association Board, which has ultimate control of our parking spaces.

The regulations for the plan are detailed on the attached sheets. Basically, the plan establishes 3 parking zones, one for each pair of Condominium buildings. Within each zone is one (1) parking space for each unit in that building, but these spaces are not individually assigned. Each unit is authorized to receive one (1) parking sticker to be displayed on a car window. This parking sticker will not damage the car window, and it can be easily removed and attached to a different vehicle. The car displaying the sticker may park in the zone (**BLUE (for buildings 12000 and 12004), GOLD (for buildings 12008 and 12012, OR RED (for buildings 12016 and 12020)**) for the appropriate Condominium building. There is one parking space in each zone for each Condominium unit, and there is only one sticker issued to each unit, so there should always be one parking space available for each unit within the parking zone.

There are several reasons why the Board elected to use this zoned approach. First, there are not enough parking spaces on the street directly in front of the Condominiums for each of the 76 units to have its own space. Notice on the attached map that several spaces behind the garages must be used to make 76 parking spaces available. Permanently assigning these spaces to units was very undesirable. Second, the general space distribution on the property is not uniform, as can be seen in how the zones are allocated. Using a zone approach provides all residents the opportunity to often be able to use the more desirable spaces, while still guaranteeing space availability during high usage periods. You will also note in the regulations that parking controls will be enforced only in the evening hours. This will allow daytime access for any of your vehicles, as well as service vehicles, for loading and other activities. This would not be possible with permanently assigned spaces, because there are no extra spaces available.

Special note to residents with Handicap parking requirements: In order to make optimum use of the available spaces, those with Handicap tags need to notify the CMI Condominium Property Manager(301-924-7355). For those units, a Handicap parking sign will be posted on a space within the vicinity of your building, in your zone. You should always park in this handicap space. You should not park in any other zone space, because your neighbors are not permitted to park in these handicap spaces.

The Board strongly recommends that additional vehicles be parked along the side entrances to the community so that the center spaces behind the garages will be available for visitors to both the Condominiums and the Town-homes.

If you have any questions regarding these parking controls, please feel free to address them to CMI or the Condominium Association Board of Directors.

Sincerely,

Board of Directors, Amber Ridge Condominium Association

Attachments: Parking regulations, and  
Parking diagram

# ***Amber Ridge @ Milestone Condominium Association***

c/o Main Street Property Management, Inc.

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## **Zone Parking Regulations**

1. 76 spaces have been marked for Condominium Use Only. This will provide one space per unit.
2. The spaces are divided into zones - Red, Gold, and Blue. There is one zone for each of the three (3) Condominium buildings. The number of spaces in each zone corresponds to the number of units in each building.
3. Each unit will be issued one window parking sticker for their parking zone. The color of the sticker will match the zone color for the unit's building. Attach this sticker to the inside lower left (driver's side) windshield. The sticker can be moved to any of the unit's other vehicles as desired, but only one vehicle may park in the zone.
4. The unit's vehicle with the parking sticker can park anywhere in the indicated zoned during the hours of parking enforcement. All other vehicles belonging to a unit must be parked in unmarked spaces within the community.
5. As required, certain spaces within a zone will be marked for handicap parking. Residents with handicap sticker/plate only are allowed to park in the handicap spaces within their zone. Handicap spaces are available on a first come first serve basis.
6. Parking controls within the marked zones will be enforced between the hours of 6:00pm and 7:00am, seven days a week. During these hours, any vehicle parked in a zone without the proper sticker will be subject to towing at the owner's expense. During the daytime hours between 7:00am and 6:00pm, parking within the zones is unrestricted.
7. The contract towing company will make unannounced periodic checks of the parking area and tow any improperly parked vehicles. Residents will also be provided with the towing company's phone number so that improperly parked vehicles can be reported for towing. Neither the Association nor the management company is responsible for costs or damages incurred from towing.
8. There will be a \$15.00 charge to replace lost stickers. Contact Main Street Property Management, Inc. immediately if you require a replacement sticker.