



WWCA - Parking Policy

Approved by WWCA Board of Directors on December 11, 2014

Scope

All public, private, and community owned areas in the Whispering Woods Community.

Policy Statement

The Whispering Woods Community Association Covenants and Rules and Regulations were created to maintain the community, protect the health, safety, and comfort of residents, as well as maintain the property values of all homes.

Definitions

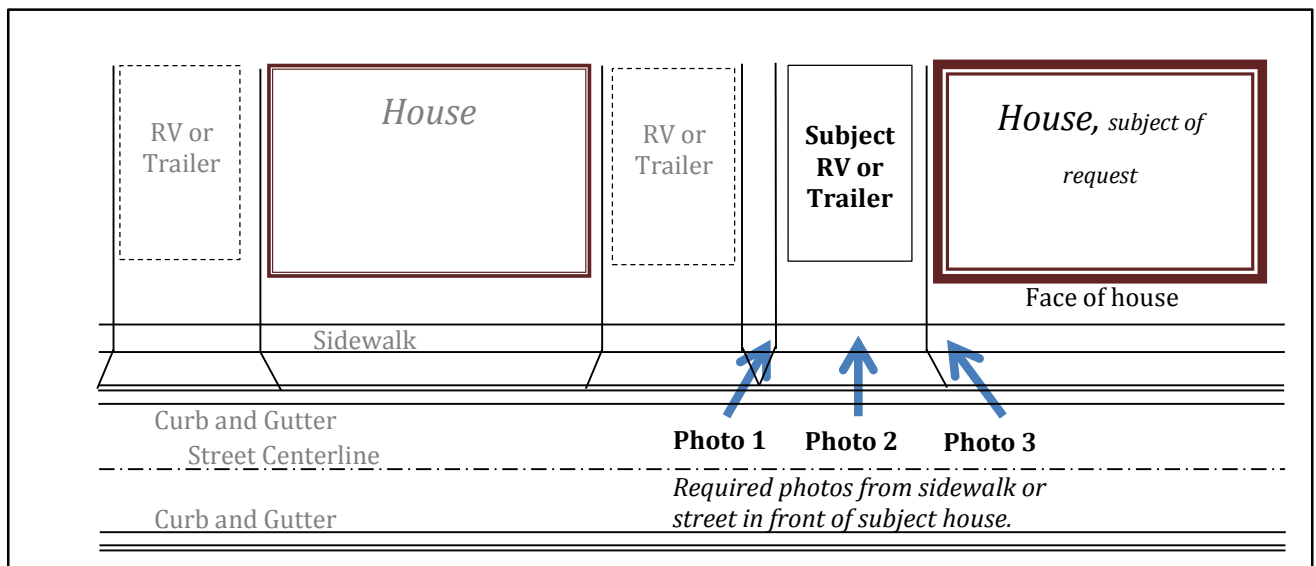
- Designated Parking Space—numbered parking space designated for the resident of a property
- Community Owned Common Area—including but not limited to community owned parking lots, streets, courts, sidewalks, or open space.
- Open space – community owned playground, grass or wooded area
- Recreational Vehicle (RV) – Includes traditional recreational vehicles and including but not limited to boats and jet skis on trailers, camp trailers, and campers.
- Trailer—an unpowered vehicle that must be towed by a power vehicle; including but not limited to utility trailer, bicycle or motorcycle trailer, construction or moving trailer, or travel trailer.
- Side Yard – Portion of the yard on the side of the house between the front and back face of the structure
- Back Yard – Portion of the yard behind the back face of the structure
- Driveway – Concrete or Paved surface leading from the street up to the face of the house

Parking Regulations

1. All property owners, tenants, and visitors are expected to be compliant with the WWCA Parking Policy. Owners and tenants are responsible for informing their visitors of the WWCA Parking Policy.
2. The Board of Directors has approved the parking of the following vehicles in the Whispering Woods Community
 - a. Passenger cars
 - b. Pickup trucks (not to exceed ¾ ton capacity, with or without commercial logos)
 - c. Passenger van-type vehicles or privately owned passenger vehicles such as Hummers/Humvees (with or without commercial logos)
 - d. Motorcycles
 - e. Police cars
 - f. Government vehicles
 - g. Taxicabs
 - h. Recreational Vehicles and Trailers (under conditions defined in section eleven and twelve below).
3. All vehicles must be both licensed and operable. Any vehicle that is either unlicensed or inoperable will be subject to towing at the owner's expense.

4. Residents are not permitted to park vehicles that are "For Sale" in any area other than a designated parking space or driveway
5. No repairs or significant maintenance of vehicles shall be carried out upon common areas, streets or driveways that would not be completed within six hours. Vehicles are not permitted to remain unattended on jacks. Damage to any common area or street will be assessed to the homeowner, their tenants or their visitors that are responsible for damage to the area.
6. Under no circumstances shall a motor vehicle be driven on or across sidewalks, or on any open space in the Whispering Woods Community. This includes private yards and walkways to homes.
7. No ATV, dirt bikes, or unregistered motorized scooters are permitted to be driven on any common area, street, court or open space, in the Whispering Woods Community.
8. Vehicles must be parked within parking space lines
9. Vehicle bumpers, ladders, or other equipment in or on a vehicle may not protrude over the curb or sidewalk
10. Vehicles illegally parked in the following areas may be towed without notice by the Board of Directors. All towing costs will be the responsibility of the violating vehicle owner/operator.
 - a. In an area posted "No Parking"
 - b. By a fire hydrant
 - c. In a fire lane
 - d. In a handicap space without proper / current documentation tags properly affixed and in plain view.
11. Guidelines for Recreational Vehicle and Trailer storage in the Whispering Woods Community
 - a) **On Streets, courts and in parking areas:** Recreational Vehicles and Trailers of any type may not be kept on any streets in the Whispering Woods community (reference: Whispering Woods Declaration of Covenants, Restrictions, and Affirmative Obligations Page 8, Article VII Section 7), whether those streets are maintained by Anne Arundel County or by WWCA. This policy is due to a number of factors including but not limited to limited parking for residents primary vehicles, difficulty of maneuverability and visibility around some recreational and work related vehicles, and generally unsightly and cluttered appearance engendered by collections of varied recreational and work accessory vehicles. There is legal precedent for this position (2010 AA County attorney related via WWCA legal representative) and the relevant use restriction, Article VII, Section 7 will be supported and maintained by the WWCA.
 - b) **In Side and back yards of Whispering Woods residents:** One small or moderate sized RV (As defined above) or Trailer (see size rules section 11.b.1) of this sort per single family or duplex property may be considered by the WWCA board on a case by case basis for authorization to be stored on a property if the following conditions are met:
 1. The RV or Trailer must be kept in clean, attractive, and legally operational condition, including all covers and accessories.
 2. Covers must be custom or semi-custom cut for the specific type of RV or trailer. No flat tarps of any material are acceptable.
 3. Total size of the combined RV or Trailer may not exceed twenty six feet in length, eight feet in width, and 10 feet in height.
 4. The RV or Trailer must be owned by and kept fully registered to a resident of the property address. Authorization expires if said resident changes residence to another location, whether in or outside of the Whispering Woods Community.
 5. Non-resident property owners may not store Recreational Vehicles or Trailers on the property.

- 6. The RV or Trailer must be kept in a rear or side yard behind the building face, as identified in Sketch #1 and access must exist on the resident's property that does not traverse community or county property.
 - 7. The vehicle must be stored in such a way that it does not comprise a safety concern for the Whispering Woods Community.
12. Application for authorization (See attached) must be made to the WWCA board before construction of fences, screens, pads, driveway additions or any other property features may be made to accommodate the vehicles.
- a) Previously tolerated instances which might have been considered a violation of pre -existing rules will be considered for authorization upon showing a high degree of compliance with the new guidelines and procedures.
 - b) Application for authorization should include photographic documentation of the property location from direct and both sides front (street) view as indicated in the sketch #1 below.
 - c) Authorization to be granted by a majority vote of the WWCA board.



SKETCH #1

13. Vehicles entering the community for the purpose of delivery, moving, and any other work-related purpose are restricted to the following:
- a. Must not be greater than 21 feet in length (this includes any load on the vehicle or tag along equipment/trailer hitched to the vehicle)
 - b. Must not be greater than 102 inches wide
 - c. Must not be weighted over 10,000 lbs. gross vehicle weight
 - d. Must not be registered as a recreational vehicle
- Must not remain in the community for longer than 48 hours

Towing, Enforcement, Fines and Violations

1. Residents/Tenants in violation of any of the above regulations are subject to a WWCA Architectural Violation as identified in the [WWCA Violation Fining Structure](#).
2. Vehicles subject to towing may be tagged, and are subject to towing after 48 hours. Once tagged, if a vehicle leaves the community but returns, and is still in violation, it will be subject to towing without further notice.
3. Vehicles illegally parked may be towed without notice.

Disclaimer: The Whispering Woods Community Association does not assume any liability whatsoever for vehicles or their contents parked in this community. By parking your vehicle here it is expressly understood that you assume all responsibility for the vehicle and its contents.



WWCA - RV and Trailer Application

Approved by WWCA Board of Directors on August 2014

Resident Information

Name: _____ Address: _____

Telephone Number: _____ Email Address: _____

1. RV or Trailer Information

Year: _____ Make: _____ Model: _____

Manufacturer: _____ Color: _____ Dimensions: _____

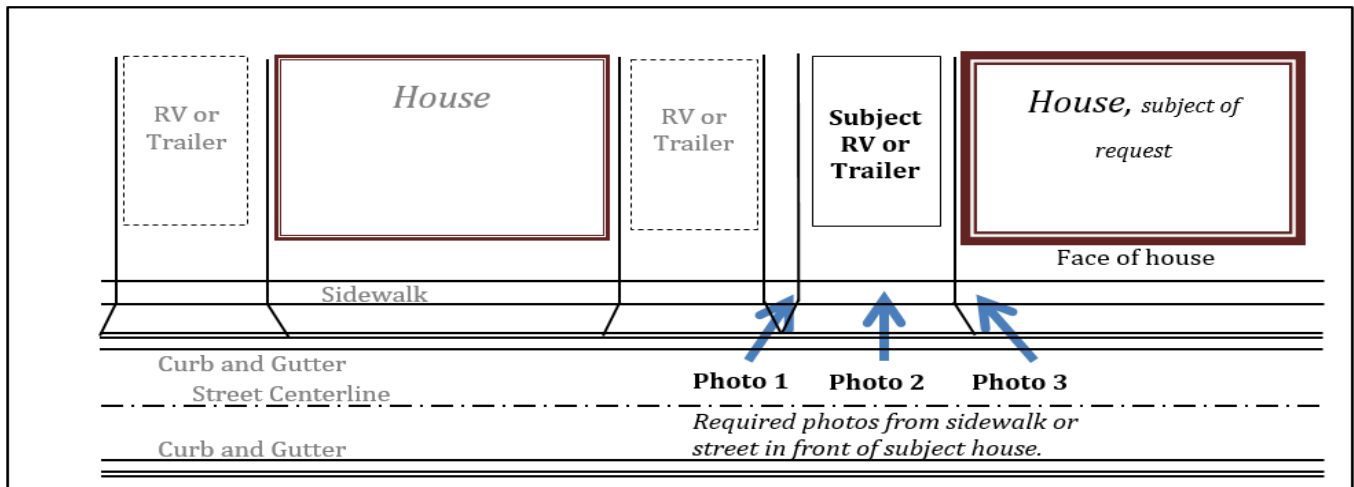
2. RV or Trailer Information (for RV's separable from the trailer, i.e. boats, ATV's, etc.)

Year: _____ Make: _____ Model: _____

Manufacturer: _____ Color: _____ Dimensions: _____

Three photos of RV or Trailer attached per sketch #1 (check required)

Yes



I agree to the terms and conditions of the Whispering Woods Community Association Parking policy. I further agree that I will be obligated to promptly pay any fine or penalty incurred for any violation(s) of this policy. I understand that failure to make payment may result in additional fees due to processing/collection.

Signature: _____ Date: _____