

BLACKSTONE MANAGEMENT

2A Industrial Park Drive Waldorf, MD 20602
(240) 349-2117 www.blackstoneAM.com

RE: San Francisco By The Bay Parking Policy Updates

Dear Residents:

The San Francisco Homeowners Association Board of Directors has revised the parking policy dated May 1, 2012. These policy amendments were adopted by the Board and have been filed. Please read and become familiar with the amendments below as well as with the entire Parking Policy included with this letter.

<u>Section</u>	<u>Description of Change</u>
General	Vehicles parked in the community must adhere to the requirements of North Beach Town Code Section 108, and be kept reasonably neat and clean.
Approved Parking Locations	Other than the marked curbside visitor parking on Glouster Drive and Village Drive, there is absolutely no curbside parking allowed in the community. Any vehicle parked in an unmarked spot is subject to removal at the owner's expense.
Assigned Parking Spots	<p>All units have two assigned parking spots which must be utilized prior to taking a visitor parking spot. For units with garages, the two assigned parking spots are the garage and the parking pad directly in front of the garage. For non-garage units, the two assigned parking spots are the parking pad and the parking spot directly in front of the parking pad. There are no assigned visitor spots. All visitor spots are available on a first come, first serve basis, provided the resident has utilized their two assigned parking spots.</p> <p>Garages/parking pads must be used for parking an automobile. If residents have a motorcycle, they may use their garage/parking pad; however, they shall still be able to use the garage and parking pad to park an automobile.</p>
Oversize Vehicles	Vehicles over 20 feet long and/or 8 feet wide must be parked in the visitor parking section on the right hand side of Glouster Drive as you enter the community if it does not fit completely within the confines of their parking pad.
Commercial Vehicles	Commercial vehicles, as defined by Maryland State Law may not be parked in the community.
Vehicle Registration	Vehicles are required to be registered with the Homeowners Association. All residents may register up to three (3) vehicles, including motorcycles and commercial vehicles. Additionally, residents may request one (1) permanent

guest pass for visitors. Residents may request approval from the Board of Directors to register additional vehicles.

Vehicles not registered with the HOA, but parked in the community for periods in excess of an hour must have a visitor pass. Permanent or temporary passes will be acceptable in these circumstances.

Violations

Violations may be reported using the Blackstone website (www.blackstoneam.com), the Blackstone App, or via the HOA email address (hoa@nbsfhoa.org). The Board will attempt to respond to reported violations in a timely manner. The Board, or its designated representative(s) will monitor the community regularly for parking violations.

Penalties

In accordance with Association By-Laws, Article VII, Section 1 (a), the Board of Directors establishes the following penalties for violations of the parking policy:

- 1) Written warning notifying resident of violation.
- 2) Assessment of \$25.00 fine.
- 3) Towing vehicle for repeated parking violations, parking that impedes traffic flow, parking in a fire lane, or parking that impedes emergency vehicle access.
- 4) Revoking of parking privileges.

All residents who are current on their assessments may pick up new parking passes on one of the following dates:

- Community Gathering/Meet the HOA Board – Saturday June 25, 2016 from 11:00 am - 5:00 pm at the entrance to the community on the right hand side of Glouster
- Saturday July 9, 2016 from 10:00 am - 1:00 pm at the entrance to the community on the right hand side of Glouster

If you are unable to pick up your parking pass on one of the dates above, you may go to Blackstone Management's office located at 2A Industrial Park Drive Waldorf, MD 20602 Monday through Friday during business hours from 9AM to 5PM. Alternatively, residents may apply for parking passes through the Blackstone website (www.blackstoneam.com). There will be a \$5.00 fee for mailing parking passes if registration is completed through the website.

Parking passes must be visibly displayed in all vehicles parked in San Francisco by the Bay by Friday August 5, 2016 to avoid penalties. You will also be able to request visitor parking passes at Blackstoneam.com or download the app from your app store.

If you have questions, don't hesitate to contact us at hoa@nbsfhoa.org.

Sincerely,

San Francisco HOA Board of Directors