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Wheatfield Homeowners Association, Inc. Townhome (TH) Parking Policy

1. Purpose

The purpose of Townhome (TH) Parking Policy is to promote fairness, access, and safety within the community. The policy consolidates requirements already contained in the governing documents and introduces parking hangtags to discourage long-term storage of vehicles and improper use of common parking spaces.

2. Resident Parking

- Residents (for THs without Garage) shall be assigned one parking space. The parking space shall be marked with the Lot# and the word "Reserved".
 - Assigned parking spaces may not be used by other residents or guests without authorization (i.e. permission granted by the assigned TH resident).
- Residents (for THs with Garage) shall not be assigned any parking space. They are expected to park in their garage and/or driveway.
 - **Exception:** Driveway for 8558 Harvest View Ct cannot accommodate one vehicle and hence shall be assigned one parking space.
- Residents may park in open space on a first-come, first-served basis.
- Resident vehicles must display a hangtag while parked on the HOA property, whether in an assigned or open space.

3. Guest Parking

- Guests may park in open spaces on a first-come, first-served basis and must display the host resident's hangtag while parked on the HOA property.
- Residents are responsible for ensuring guests display a valid hangtag when parking on HOA property.

4. Parking Hangtag

- Each TH shall be assigned either one (for THs with Garage) or two (for THs without Garage) parking hangtags labeled with their lot number.
- The hangtag must be displayed visibly on the vehicle's rear-view mirror or dashboard whenever parked on the HOA property.
- The hangtag may be used by residents or by their guests.
- All vehicles (resident or guest) must display a valid hangtag when parked on the HOA property, whether in an assigned or open space.
- Hangtags are required in parking spaces solely to allow enforcement to distinguish authorized vehicles from unauthorized use.
- The issuance of a hangtag does not guarantee parking availability in open spaces.

5. Rules and Restrictions

- Vehicles of residents or their guests may be towed at the owner's expense if **any one or more of the following violations** occur:
 - The vehicle is parked in an assigned space without authorization.
 - The vehicle is parked in any assigned or open space without valid parking hangtags.
 - The vehicle occupies more than one space or blocks another vehicle, driveway, or fire lane.

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- The vehicle is inoperable (e.g., flat tires, expired plates, unregistered, or showing no movement for 15 consecutive days).
- Commercial or oversized vehicles are prohibited from parking in any assigned or open spaces, except service vehicles actively performing work. See Definitions section for details.
- Hangtags are not required when parking on public streets such as Harvest View Ct or Wheatfield Way, as these areas are under Howard County jurisdiction.

6. Lost or Replacement Tags

- Residents must report lost or damaged hangtags to the HOA within a reasonable time after discovery.
- Replacement hangtags shall be issued within five (5) business days after receiving a \$10 administrative fee.
- Any previously issued hangtag that is later recovered shall be returned to the HOA or permanently destroyed. Use of an invalid or duplicate hangtag may result in enforcement action.

7. Enforcement

- The HOA or its authorized representative may initiate towing for any violation of this policy.
- Residents may put a tow request if someone has parked in their assigned space without authorization. Resident-initiated tow requests may be verified by the HOA or towing contractor prior to enforcement.
- Signage identifying the towing company, contact telephone number, and notice of potential towing shall be posted at community entrances as required by law.

8. Definitions

- Hangtag – Official Wheatfield HOA parking hangtag issued for a TH.
- Assigned Space – A parking space marked with a Lot# and used only by the assigned TH.
- Open Space – Any HOA surface parking space not assigned to a specific TH.
- Guest – Non-resident visitor temporarily using the HOA parking for short-term stays
- Towed at owner's expense - Vehicle's owner is responsible for all costs associated with having their car towed, including the towing fee and any storage fees.
- Inoperable Vehicle – Vehicle with flat tires, expired tags, unregistered or no movement for 15 consecutive days
- Commercial Vehicle – Vehicle displaying business signage or primarily used for commercial purposes, including but not limited to vehicles with permanently mounted equipment, trailers, or materials not typical of personal use.
- Oversized Vehicle – Vehicle longer than 22 feet, taller than 9 feet, or wider than 8 feet.
- Service Vehicle – Vehicle actively performing work on behalf of a resident or the Association

9. Contact Information

- Residents may submit written appeals regarding towing enforcement to the Wheatfield HOA Board for review.
- Residents may submit tow requests via our website: <https://wheatfieldhoa.com/>

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- For questions, appeals, dispute or replacement hangtag requests, please contact:
The Wheatfield Association, Incorporated
P.O. Box 1056
Havre de Grace, MD 21078-1056
parking@wheatfieldhoa.com | Phone: 410-939-1500 | Fax: 866-724-549 | Mon-Fri, 9 am – 5 pm

This policy may be amended by the Wheatfield HOA Board at any time with proper notice to homeowners.

Approved by the Wheatfield HOA Board on Dec 27, 2025
Policy effective as of Jan 1, 2026

CIBER 00077 1110367

HOA Name : WHEATFIELD HOA INC
Ref : 32
Quantity : 3
HOA Dep Amendment Total :
\$15.00
Total Amount : \$15.00
Transaction Amount : \$38.02
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WAYNE A. ROBEY
Clerk of the Circuit Court for Howard County
9250 Judicial Way
Ellicott City, MD 21043
Land Records and Licensing
(410)-313-5850