

The Towns of Lake Largo, Largo, Maryland

Parking and Towing Policies

The LLTA Parking Policy is in accordance with Division 10, Sections 26-142 through 26-168 of the Prince George's County Code and the LLTA Declaration of Covenants, Conditions and Restrictions, Article VII, Use Restrictions, Section 7.02 (d). Towing by TRP, Inc., located in Capital Heights, Maryland, has been authorized to tow vehicles which violate this policy from the parking areas of the Towns of Lake Largo residential development, per formal agreement with LLTA, Inc. This agreement was revalidated by the LLTA Board of Directors in March 2002. Residents are charged with informing any guests of this policy and of ensuring their compliance with the policy as well.

I. PARKING PROVISIONS

- **Parking permits will only be issued to those residents that are in good standing with the Lake Largo Townhouse Association and have paid in full all outstanding HOA dues, fees and fines.**
- Each household will receive 2 resident parking permits, and 2 visitor parking permits.
- **All** vehicles within the community **must** have a valid parking permit.
- Residents with parking permits may park in any parking space within the community. However, visitors will only be allowed to park in those spaces designated for visitors.
- The community towing service will conduct routine community parking inspections. Within the confines of the Towns of Lake Largo, the only legal parking spaces are those designated resident or visitor within the community. The following parking violations are subject to towing:
 - Any vehicle parked in a fire lane or obstructing fire hydrants
 - Any vehicle occupying two parking spaces
 - Any vehicle parked on the street horizontally at the end of a driveway, blocking the driveway
 - Any vehicle parked in any common area other than a designated parking space
 - Any vehicle with expired or missing license plates
 - Any inoperable vehicle (for example, vehicles with flat tires, undrivable wrecked vehicles, etc.)

Note: Vehicles parked in the Common Area that are not properly maintained or inoperable (for example, significant oil or antifreeze leaks) are subject to be towed after the Board has given the resident a minimum of 15 days to correct the problem. This will be handled on a case-by-case basis.

 - Any vehicle parked on lawn areas
 - Any vehicle double-parked, blocking the street, or impeding access to other cars and emergency vehicles
 - Any trailers, camp trucks, house trailers or boats
 - Any vehicle without a valid LLTA parking permit
 - Any vehicle parked in a designated No Parking area
- Towing by TRP, Inc. will conduct sweeps of the Towns of Lake Largo community on a random basis, or when called by a Board member, to enforce the LLTA Parking Policy.

II. WHAT TO DO IF TOWED

- A. Vehicles may be picked up from Towing by TRP, Inc. by the registered owner at 4110 Suitland Road, Forestville, MD. The owner must bring a copy of the vehicle's registration and a driver's license. The vehicle will be released upon full payment of all towing and storage charges. Full payment must be made in cash. Vehicles may be picked up at anytime, however, after 5PM owners must first call to make arrangements for the release. The number you must call is (301) 625-9577.

- B. The impound fee is \$135.00 and includes the following:
- Prince George's County Police notification
 - Dollies or go-jacks
 - First 24 Hours of storage
- C. The storage fee after the first 24 hours is \$25.00 per day. Rates may vary depending on the size of the vehicle or circumstances of the tow. All fees quoted are subject to change.

**Each LLTA, Inc. homeowner is authorized two parking permits per household. Assessment (HOA) fees must be current in order to obtain a valid permit. Guest must park in visitor parking spaces only.

If you have a question regarding these policies, contact our management company, Evergreen Management, 9200 Basil Court, Suite, 316, Largo, MD 20774, (301) 925-8125.