

SBCA Reserved Parking Q & A's

September 30, 2019

Q: Why not assign one specific parking space to each house?

A: Doing this would be in violation of our By-Laws as reviewed and advised by the SBCA attorney.

Q: Would RESERVED parking require signs to be posted advising violators they may be towed*?

A: Yes. The Howard County "Trespass Tow Law": *"Warning signs must be at least 24" tall and 30" wide and able to be read by motorist day and night. At least one sign must be visible from the parking area and at each entrance. If the parking area has more than 45 parking spaces, one sign must be posted for each 45 spaces and each sign must be able to be read from each affected space."*

*The issue of towing has not yet been decided by the SBCA board. See the following question.

Q: If a vehicle without an SBCA hang-tag is parked in a RESERVED space, will they be towed?

A: Under Howard County Law the SBCA would have a legal right to tow. However, the tow law requires the signature of an **authorized agent of SBCA** on the Tow Slip at the time a vehicle is towed. No Board member has volunteered to be the person who is available 24 hours a day to sign the tow slip and the cost to the association to have a management company representative arrive on-site, is prohibitive.

Q: Would the non-RESERVED spaces be marked as Guest spaces?

A: No. The only marked spaces would be the 131 RESERVED spaces.

Q: Would a house with an assigned Handicap Space be given a hang-tag?

A: No. The assigned handicap space would serve as their access to a RESERVED parking space.

Q: How many RESERVED spaces would there be?

A: There would be 131 spaces marked RESERVED (or designated Handicap). This equals one (1) space for each home. 30 RESERVED spaces in Sea Shadow 1. 20 RESERVED spaces in Sea Shadow 2. 35 RESERVED spaces in the area on Early Spring Way on the right and left side as you drive in and 46 RESERVED spaces in the remaining areas of ESW.

Q: What is the cost to implement the proposed RESERVED parking policy?

A: The cost is approximately \$4000.00. This includes the cost of painting RESERVED on the spaces, Warning/Tow Signs, Hang Tags and a vote by mail of all owners regarding the proposal.