



Fox Chase Townhomes Parking Rules

Assigned Parking Spaces

Each of the 268 units in Fox Chase Townhomes is assigned **two (2) numbered parking spaces**. These spaces are reserved exclusively for the homeowner or their tenants.

Additional Vehicle Parking

Homeowners or renters with more than two vehicles must park any additional vehicles on **Hospital Drive, Fox Spring Drive**, or other designated common areas on their street.

Visitor Parking Guidelines

Purpose: The 70 visitor parking spaces are designated for **guests visiting the community only** and should remain available for short visits from family and friends.

Time Limit: Visitor parking spaces are limited to **short-term use only**. Any vehicle parked in a visitor space must be moved within **24 hours** to avoid towing at the vehicle owner's expense.

Important Restrictions:

- Visitor spots **may not** be used as permanent parking for residents' third or fourth vehicles
- Any vehicle found in a visitor spot for **over 24 hours** is subject to **immediate towing**
- Abuse of visitor parking rules may result in **fines or further enforcement action** by the Board

Prohibited Parking Areas

No Parking zones are clearly marked with signs and/or stenciled on curbs, including:

- The bottom end of all cul-de-sacs (Foxtree, Foxmanor, Foxview, Foxcove, and Foxchase) to allow residents to back out of their parking spaces
- Fire lanes
- Any areas marked with No Parking signage

Double parking is illegal and subject to towing, even if you are blocking your vehicles, as it prevents neighbors from moving their cars and emergency vehicles from accessing the area.

Landlord Responsibilities

For homeowners who rent out their units: It is **your responsibility** to ensure that your tenants are aware of and follow **all community Rules and Regulations**, including parking rules.

Towing Procedures

To Report Vehicles in Visitor Spots for Over 24 Hours

- Take at least two timestamped pictures showing the vehicle has been in the same spot for more than 24 hours
- Email these photos to **Brodie Management** at info@brodiemanagement.com
- Brodie will contact the towing company to sticker the car and the towing company will return to tow the car if necessary

If Someone Parks in Your Numbered Spot

- Contact **NCR Towing** directly at **410-544-9105**
- You must be present when the towing company arrives
- Present a valid ID showing your Fox Chase address to prove ownership of the parking spots
- The towing company will then remove the vehicle

Fire Lane Violations

- Take a picture of the vehicle immediately
- Email the photo and location to **Brodie Management** at info@brodiemanagement.com
- Brodie will contact the towing company for immediate removal

Recovery of Towed Vehicles

If your vehicle has been towed, call **NCR Towing and Recovery** at **410-544-9105** to find out where you can recover your vehicle. The following is in alignment with Article VII Section I (w) of the covenants.

Enforcement Philosophy

The Board encourages residents to resolve parking issues neighborly whenever possible. Please first ask your neighbor to move their car from your spot before pursuing towing. If the problem persists or you cannot identify the vehicle owner, you may use the towing options outlined above.

Reporting Options: You may report a [parking issue via this form](#) without requesting immediate towing. Brodie will review the form and send a notice to the homeowner if appropriate. For urgent violations or repeat offenses, follow the direct towing procedures listed above.

Note: Brodie Management does not actively monitor parking violations due to resource limitations. It is up to homeowners to report violations through the appropriate channels. The Board requests that towing be used as a last resort. If a neighbor is parked in one of your parking spots, please first ask your neighbor to move their car from your spot. If the problem persists, you may use the towing option.

Contact Information

- **Brodie Management:** info@brodiemanagement.com
- **NCR Towing and Recovery:** 410-544-9105 (24-Hour Service)