

**Redgate Farms Community Association (RFCA)**  
**Rockville, MD 20850**

**Commercial Vehicle Parking**

According to Article IX, Section 12 of the Declaration of Covenants, Conditions and Restrictions of the Redgate Farms Community Association, “No commercial truck, commercial bus, or other commercial vehicle of any kind...shall be permitted to be kept upon any portion of the Properties.” While the board is obligated to administer the Community’s regulations fairly and consistently, we also recognize that this provision creates a hardship for some residents, whose everyday vehicles bear logos that give them the appearance of commercial vehicles. To accommodate those residents, the board has designated the lower lot as an acceptable parking area for such vehicles.

For parking purposes, the Board defines a “commercial vehicle” as follows:

*A vehicle used primarily for the purposes of doing business, i.e., deliveries, transport of goods, etc. This vehicle is either (1) larger than a conventional passenger van, such as a dump truck or flatbed, or (2) bearing commercial signage, advertisements, and/or phone numbers.*

Vehicles matching the above definition may not be parked at Redgate Farms.

The Board recognizes that vehicles matching the above definition may need to be parked in the upper lot in certain situations. Any resident wishing to park a commercial vehicle in the upper lot is required to approach the Board with their request which, if granted, will be subject to the following restrictions:

- Resident shall not park multiple commercial vehicles in the upper lot.
- Oversize vehicles are not permitted in the upper lot (“oversize” is defined as anything larger than a conventional passenger van or panel truck, or which extends beyond the painted lines of an individual parking space).
- Vehicle must be primarily used for residential transport rather than business use.
- Resident shall not engage in commercial activity with the vehicle while it is parked at Redgate Farms.
- Resident shall accept all liability for damage to the vehicle or its contents while parked at Redgate Farms.

Residents who have vehicles matching the above definition, and who have previously been permitted to park in the upper lot as a result of previous board action, will still be permitted to park there. However, their vehicles shall be subject to the above restrictions, as well as all other standards for parking at Redgate Farms — the vehicle must display current license plates and registration stickers, be owned and/or operated by a full-time resident of the community, and be maintained in good working order.