

Assigned Space #: \_\_\_\_\_



**BRUNSWICK CROSSING HOA**  
**c/o Clagett Management**  
**1000 Potomac View Parkway**  
**Brunswick, MD. 21716**

**RECREATIONAL VEHICLE PARKING APPLICATION**

**Applicant(s)** \_\_\_\_\_

**Homeowner/Owner of Record** \_\_\_\_\_

**Address** \_\_\_\_\_

**Phone:** Home \_\_\_\_\_ Cell \_\_\_\_\_  
Work \_\_\_\_\_ Emergency \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Parking Space Requested** (check one):

- 20'x10' (\$20/mo. Parking Fee) \_\_\_\_\_
- 26'x10' (\$25/mo. Parking Fee) \_\_\_\_\_
- 30'x10' (\$30/mo. Parking Fee) \_\_\_\_\_
- 35'x12' (\$35/mo. Parking Fee) \_\_\_\_\_

*(Minimum 6 month rental; Maximum 1 space per address)*

**Security Deposit:** A **\$100 refundable security deposit** is required to be submitted along with the Application.

**Please check one of the following:**

\_\_\_\_\_ The Applicant is the owner of record and currently occupies the residence.

\_\_\_\_\_ The Applicant is not the owner of record. Please complete the following Renter's Information.

**Note:** Renters must include a copy of the first page and the signature page of their lease, showing the property address and owner's signature. Please enter the Renters information below **if applicable:**

Renter(s) Name on Lease: \_\_\_\_\_

Renter's Phone: Home \_\_\_\_\_ Cell \_\_\_\_\_  
Work \_\_\_\_\_ Emergency \_\_\_\_\_

Renter's Email Address: \_\_\_\_\_

Landlord's Mailing Address \_\_\_\_\_

**Vehicle Information** (Required: photo(s) of Vehicle to be attached)

Make: \_\_\_\_\_ Model: \_\_\_\_\_

Year: \_\_\_\_\_ Color(s): \_\_\_\_\_

License Plate State and Number: \_\_\_\_\_

**I certify/understand that:**

- I have read and will comply with all Rules and Regulations stated in the Brunswick Crossing Homeowners Association, Inc. Overlook Park Recreational Vehicle Parking Rules and Regulations.
- The first six (6) months Parking Fee and Refundable Security Deposits (damage) are due at the time of application.
- Recreational Vehicle Parking Application will be automatically renewed monthly until agreement is terminated. Parking fees due beyond the initial deposit will be assessed on a monthly basis and shall be paid in conjunction with the Brunswick Crossing HOA monthly assessment.
- Loitering in the recreational vehicle parking lot or in Vehicle (the word "trailer" is synonymous with the word "Vehicle(s)" herein) is not permissible.
- Your signature below affirms that the listed Vehicle is owned by a Member of the Brunswick Crossing HOA or Tenants with Member's permission.
- Your signature below affirms that listed Vehicle is properly registered with the appropriate Motor Vehicle Administration.
- Heavy/prolonged maintenance is not permitted.
- The recreational vehicle parking space reserved by this application is to be used ONLY by the Applicant listed.
- The Brunswick Crossing HOA may tow any Vehicle not in compliance with the Overlook Park Recreational Vehicle Parking Rules and Regulations.

The towing company is located at:

Harrison Towing  
825 West Potomac Street  
Brunswick, MD 21716  
301-834-9633  
Hours Vary

**Your signature as homeowner or primary tenant affirms that you have read and understood the rules of the facilities that you will be using, and agree to abide by those rules. Your signature also affirms that you are a permanent resident (or Landlord) of the home located within Brunswick Crossing.**

\_\_\_\_\_  
Applicants Name (Printed)

\_\_\_\_\_  
Applicants Signature

\_\_\_\_\_  
Date

**If Applicant isn't the Homeowner/Owner of Record please have Homeowner/Owner of Record sign below:**

\_\_\_\_\_  
Homeowners Name (Printed)

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

Please submit this completed application along with a check for the refundable security deposit and parking fee payable to Brunswick Crossing HOA, Inc.

Brunswick Crossing HOA, Inc.  
c/o Clagett Management  
Attn: Sarah Roberts  
1000 Potomac View Parkway  
Brunswick, MD. 21716  
(240) 651-3067  
Email: sroberts@clagett.com

Approved: \_\_\_\_\_

Printed Name/Title: \_\_\_\_\_

Confirm Photo Attached: \_\_\_\_\_

Assigned Parking Space: \_\_\_\_\_



## BRUNSWICK CROSSING HOMEOWNER'S ASSOCIATION

### Overlook Park Recreational Vehicle Parking Rental Rules and Regulations

Attached to this document:

- ❖ Waiver and Release
- ❖ Recreational Vehicle Parking Application

The Brunswick Crossing HOA Recreational Vehicle Parking Lot ("RPL") is located in the community's Overlook Park and was constructed to provide Brunswick Crossing HOA Members (including persons who rent from HOA Members) a convenient place to park/store an additional vehicle or trailer (the word "trailer" is synonymous with the word "vehicle(s)" herein) not permitted in public view within the community. A list of allowable vehicles is listed in Section 1 below (the "**Vehicle**" or "**Vehicles**"). The RPL has a total of 64 parking spaces comprised of varying lengths and widths to accommodate different types of Vehicles. In the interest of ensuring the RPL remains safe and clean, the following policies have been adopted by the Brunswick Crossing Homeowners Association, Inc. (the "Association") The Association's Board of Directors reserves the right to revise and/or introduce additional rules as deemed necessary for the proper maintenance and operation of the RPL.

1. Vehicles permitted in the RPL need to be: 1) Approved by the Association per a completed application; 2) Properly registered with the County/State with current license plates; 3) Roadworthy; 4) Covered if unsightly and 5) Registered to the Applicant. All Vehicles that are permitted to be parked in the RPL are subject to the review and approval of the Association. In general, the types of Vehicles permitted include the following:

Camper Vans* Truck Campers* Motor Home/RV's* Camping Trailers* Boats*	Transport Trailers* ( <i>may include Vehicle i.e. ATV, Motorcycle, etc.</i> ) Commercial Vehicles* Horse Trailers* (non-commercial) Any Vehicle permitted in a driveway*
---	---

\*Overall Vehicle length must be equal to or less than the RPL space requested.

**Prohibited Vehicles (subject to towing):** Tractor Trailers, Oversized Vehicles (Heavy/High/Wide/Long), Vehicles with fluid or oil leaks.

2. **Towing:** Vehicles are subject to being towed if:
  - a. Vehicle has not been approved by the Association and/or,
  - b. The required parking fee(s) are delinquent by more than three (3) months.
3. Only **ONE (1)** RPL space will be assigned/rented per Brunswick Crossing Homeowner's Association Membership (i.e. per Brunswick Crossing address) on a first come first serve basis. If no spaces are available Applicant will be placed on a waiting list.
4. **Hours of Operation:** The RPL will be accessible between the hours of 5:00am and 11:00pm (hours subject to change) by approved Applicants only for the sole purpose of parking and/or removing the registered Vehicle. Extended repairs, socializing, and loitering are not permitted under any circumstance in the RPL.
5. Any damage to the Applicant's assigned space including but not limited to asphalt chips/depressions/holes/cracks and stains (i.e. oil, grease, etc.) shall be the responsibility of the Applicant. The Applicant may be charged for any damages to their assigned space which will be assessed to the HOA account associated with the Applicant's address.
6. Extended repairs, restorations, or any mechanical maintenance of any Vehicle or equipment shall be prohibited within the RPL.
7. Washing of any Vehicle or dumping of gray or black water tanks in the RPL is prohibited.
8. The Applicant is responsible for maintaining their assigned space in a neat and orderly manner i.e. all trash or any other miscellaneous items to be removed from the space when leaving the RPL.
9. The Association is not responsible for any theft, damage or vandalism which may occur to any Vehicle while parked in the RPL. The Applicant releases Brunswick Crossing Homeowners Association, Inc from any and all liability from damage or theft of property. **USE OF THE RECREATIONAL VEHICLE PARKING LOT IS AT YOUR OWN RISK.** Applicant shall maintain

proper insurance on the Vehicle at all times and accept any and all liability involved with storing a Vehicle in the RPL. The RPL does not have 24-hour-a-day security guards on patrol. Therefore, owners, guests, tenants, and residents must take reasonable action in protecting themselves against any criminal misconduct. The Association cannot and does not guarantee that these precautionary measures will deter or prevent criminal activity.

10. The Vehicle or any equipment on the Vehicle in the RPL cannot exceed 14' feet in height and the Vehicle length must not exceed the length of requested/assigned RPL parking space. Any and all equipment on the Vehicle must be secured at all times in case of high winds.
11. No person is allowed to sleep or reside (temporarily or permanently) in any Vehicle while it is parked in the RPL.
12. Applicants are liable and responsible at all times for the acts and conduct of their children and guests.
13. The use of SKATES, SKATEBOARDS, ROLLERBLADES, GAS-POWERED SCOOTERS AND POCKET BIKES is strictly prohibited in the RPL.
14. Vehicle stabilizers/jacks may not be used while the Vehicle is stored on the pavement. All tires on the Vehicle must be properly chocked with the appropriate wheel chocks. Any Vehicle to be stored in one space over 10 days must have a minimum 2" thick by 12"x12" wide board or weight distribution device under each tire.
15. No storing of hazardous materials in the RPL.
16. No one shall race engines, honk horns, spin wheels, permit engines to idle excessively or otherwise create unnecessary noise from any Vehicles. All registered Vehicles, powered by engines, must have adequate muffler and exhaust systems. The arming and/or disarming of Vehicle security alarms and other security devices shall not disturb Owners/Residents in the Community.
17. Vehicles must not block the travel lanes or the entrance at any time.
18. Please be courteous and have respect for others and their property.
19. The RPL will be inspected regularly to ensure that the authorized Vehicle is parked in its respective space and to ensure that Vehicles are in compliance with the RPL Rules and Regulations.
20. The Board of Directors reserves the right to refuse service and/or reserves the right to revoke an assigned parking space in the event the Applicant violates any of the above Rules and Regulations and/or the HOA account associated with the Applicant's address becomes delinquent.

**BRUNSWICK CROSSING HOMEOWNERS ASSOCIATION  
WAIVER AND RELEASE OF LIABILITY  
FOR USE AND RENTAL OF THE BRUNSWICK CROSSING HOA  
OVERLOOK PARK RECREATIONAL VEHICLE PARKING LOT**

**APPLICANT(S):** \_\_\_\_\_

**HOMEOWNER:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**Select One:**

- ☐ The homeowner (owner of record) currently occupies the residence.  
☐ The homeowner (owner of record) does not currently occupy the residence, and grants membership rights to the tenants. Copy of the first page and signature page of the lease is attached. Date of lease expiration: \_\_\_\_\_

**THE UNDERSIGNED** hereby acknowledges that he/she is an adult (18 years of age or older) member of the Brunswick Crossing Homeowners Association, Inc. ("**Association**"), is competent to execute this Waiver and Release of Liability for Use of the Brunswick Crossing Overlook Park RPL ("**Waiver and Release**"), and that he/she has been put on notice that the Association is not responsible for any Vehicle being stored in the Brunswick Crossing Overlook Park Recreational Parking Lot ("**RPL**").

**THE UNDERSIGNED** hereby acknowledges that the Waiver and Release of Liability apply to all members of the residence who will be granted access to use the RPL.

**THE UNDERSIGNED** hereby acknowledges that the approval of the application provides access to the RPL only for the use by household residents of the address above and the respective Vehicle described on the application and may not be loaned or otherwise used to permit access to the facility by persons other than residents of the address, and further that violation of this limitation may constitute a violation of this Waiver and Release and may result in the withdrawal of access privileges.

**THE UNDERSIGNED** intends to use the Recreational Parking for its intended purpose. The undersigned is further aware of the risks and the responsibilities associated with the use of the RPL. The undersigned further agrees to and does hereby assume any and all risks of personal injuries, including, without limitation, death, and damages to property, personal and real, in any way connected to his/her presence in the RPL for any reason whatsoever.

**THE UNDERSIGNED** further acknowledges that he/she is familiar with the rules and regulations of the Association and/or the RPL. The undersigned agrees to abide by those rules and regulations whenever using the RPL, and to communicate them to other residents of the household who may be granted access.

**THE UNDERSIGNED** further acknowledges that it is currently anticipated that the RPL shall have open access only to be used by the approved applicant and Vehicle on the application, however, the Association, in its sole discretion, reserves the right to change the manner in which access to the RPL is controlled. The undersigned agrees that, in accordance with the Declaration of Covenants, Conditions and Restrictions for the Association, his/her right to use the RPL may be suspended for failure to pay assessments and/or abide by the rules and regulations.

**NOW THEREFORE**, in consideration of the Association's agreement to allow the undersigned to use the RPL, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, on behalf of himself/herself, and his/her successors, heirs, executors, and administrators, hereby waives, releases, and forever discharges the Association, Brunswick Crossing, LLC, Pleasants Development, LLC, IKO Community Management and their respective board of directors, officers, members, managers, agents, employees and contractors, from any and all past, present and future claims, demands, actions, causes of action, suits, litigations, proceedings, rights, damages, costs, losses, expenses, and/or compensation of any kind or nature whatsoever, including, without limitation, claims involving personal injury and/or death, and claims involving damages to property, both personal and real, in any way connected to his/her use of or presence in the RPL for any reason whatsoever (collectively, "**Claims**"). The undersigned further agrees, on behalf of himself/herself, and his/her successors, heirs, executors, and administrators, to defend, indemnify and hold the Association, Brunswick Crossing, LLC, Pleasants Development, LLC, Clagett Management and their respective board of directors, officers, members, managers, agents, employees and contractors, harmless from any and all costs and expenses associated with such Claims, including, without limitation, from all judgments and costs recovered in such Claims, and from all expenses incurred defending such Claims.

**IN WITNESS WHEREOF**, the Undersigned, by executing below, acknowledges that he/she has read this Waiver and Release and agrees to be bound by its terms and conditions.

\_\_\_\_\_  
Applicants Name (Printed)

\_\_\_\_\_  
Applicants Signature

\_\_\_\_\_  
Date

**IF APPLICANT ISN'T THE HOMEOWNER/OWNER OF RECORD PLEASE HAVE HOMEOWNER/OWNER OF RECORD SIGN BELOW:**

\_\_\_\_\_  
Homeowners Name (Printed)

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date