

Westwood Village Condominium

- Unit Owners Association -

WESTWOOD VILLAGE CONDOMINIUM UNIT OWNERS ASSOCIATION AMENDED POLICY RESOLUTION NO. 05

PARKING POLICY

WHEREAS, Article III, Section 2 of the Bylaws provides the Board of Directors with all of the powers and duties necessary for the administration of the affairs of the Association and may take any and all actions that are not by The Condominium Act or the Condominium Instruments required to be taken by the Association;

WHEREAS, Article III, Section 2 (f) of the Bylaws provides the Board of Directors with the authority to adopt and amend any rules and regulations;

WHEREAS, Article III, Section 2 (p) of the Bylaws provides the Board of Directors with the authority to designate, in its sole discretion, certain Common Elements as Reserved Common Elements and impose such restrictions and conditions on the use thereof as the Board of Directors deems appropriate;

WHEREAS, Article XX, Section 4 of the Declaration provides the Board of Directors with the authority to reserve parking spaces for visitors of residents of the Association;

WHEREAS, the Declaration obligates each member of the Association to comply with the rules and regulations promulgated by the Board; and

WHEREAS, the Board has determined that it is the Association's best interest to promulgate rules and regulations regarding vehicular parking on the Association's Property.

THEREFORE, BE IT RESOLVED THAT the Board of Directors formally adopts an amended policy concerning the following rules with respect to vehicular parking on all areas of the Association's Property.

I. PARKING SPACES

- A. Unit Owner Permits. Each unit owner shall have the opportunity to register for up to two (2) green owner parking permits. The unit resident with written permission from the owner submitted to management, may submit a vehicle registration form for parking permits. The vehicle registration form must identify the unit, name of the registrant and the license tag number for the vehicles. Each unit owner or unit resident that submits a valid registration shall be assigned two (2) parking permits. Only unit owners or unit residents,

and with owner/resident permission, their guests may use unit owner permits. The parking permit must be placed on the rearview mirror of the vehicle. Each unit owner or unit resident shall be entitled to use one (1) of the one hundred and fifty four (154) spaces assigned for each unit and the unreserved general condominium parking spaces which are on a "first come/ first serve" basis. If an owner parking permit is lost, the Association shall charge the unit owner or unit resident a \$25 fee to replace an owner parking permit. The lost permit will be expired and removed from the permit roster and if used, the vehicle using such expired permit shall be towed.

The unit owner parking permits must be transferred at the time of unit sale to the new owner or upon move out back to the unit owner or to the new unit resident.

- B. Visitor Permits. Each unit shall be assigned one (1) yellow visitor's parking permit. Visitor parking permits must be hung from the rearview mirror of the vehicle. Any vehicle with a visitor parking permit may park in the unreserved general condominium parking spaces, which are on a "first come/first serve" basis. A vehicle with a visitor parking permit may park in the "Reserved" parking space assigned to the owner whom they are visiting only with the owner's permission. If a visitor parking permit is lost, the Association shall charge the unit owner or unit resident a \$25 fee to replace the visitor parking permit. The lost permit will be expired and removed from the permit roster and if used, the vehicle using such expired permit shall be towed. Any vehicle with a visitor parking permit parked outside of the areas designated above will be towed at the owner's sole expense.

The visitor parking permits must be transferred at the time of unit sale to the new owner or upon move out back to the unit owner or to the new resident.

- C. Designated Visitor/Guest Parking Spaces. The ten (10) designated visitor/guest parking spaces located along Ashgrove House Lane and the side of the Community Building on Northern Neck Drive do not require parking permits. (Vehicles may be parked in these spaces without a parking permit.) These spaces are for temporary parking needs. No owner or resident may regularly park a vehicle in these parking spaces overnight.

II. RULES AND REGULATIONS

- A. Use of Parking Areas. Residents may not use the parking areas for any purpose other than vehicular parking. Residents may park vehicles only in designated parking spaces and areas.
- B. Fire Lanes and No Parking Zones. Residents may not park vehicles in fire lanes or no-parking zones marked with a painted yellow curb.

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C. Operator's Responsibilities.

1. Residents may park only one (1) vehicle within each parking space.
2. The parking of any vehicle, including motorcycles, in any location of the condominium property other than a parking space is strictly prohibited.
3. Residents may not park vehicles in any manner that impedes the normal flow of traffic or prevents ingress and egress of any other vehicle to adjacent parking spaces or the open roadway.
4. No vehicle may be parked in a manner that it extends backward beyond the parking lines or crosses over the parking lines.
5. Residents may not park any vehicle perpendicular to the marked parking spaces.
6. Residents must have a proper operating license in order to operate a motorized vehicle on Association Property.
7. Vehicles may not be parked so that they obstruct or encroach upon the drive aisles, pedestrian walkways or ingress/egress easements within the property.
8. No commercial vehicles, trailers, campers, recreational vehicles, or boats, whether owned by the Owner or any other person may be parked on the Common Areas.
9. Vehicles that do not display all applicable current registration and stickers will be considered junk or derelict and will be removed.

III. ENFORCEMENT

A. In General

1. Vehicle Removal. a) The Board of Directors shall have the authority to have any vehicle not in compliance with the provisions of this Resolution removed from the Association's Property. b) Any condominium unit owner or unit resident who is assigned a specific

numbered parking space marked "Reserved" may contact the contracted towing service to remove any unauthorized vehicle parked in their assigned reserved parking space.

All costs and risks of towing and impoundment shall be the sole responsibility of the vehicle's owner.

2. Violations Subject to Immediate Towing. Any vehicle (a) which is parked in the unreserved general condominium "first come/first serve" parking spaces or in the "Reserved" parking spaces without an owner or visitor parking permit, (b) parked within fifteen (15) feet of a fire hydrant or in a designated fire lane, (c) extending beyond the parking lines into the path of regular traffic, (d) parked perpendicular to the marked parking spaces or on a grassy area or sidewalk, (e) impeding access to sidewalk ramps, (f) any vehicle physically (not capable of being driven) or legally (expired tags, plates, county stickers or inspections) inoperable, (g) constituting a safety hazard, shall be subject to immediate removal without notification to the owner of the vehicle, provided, however, that vehicles without a unit owner permit which are parked in the parking area reserved only for unit owner parking and vehicles without a visitor parking permit which are parked in the visitor spaces will be removed from the premises.
3. Citation Notices. In the case of all other situations not addressed in Section III.A.2, the Board or its designated representative shall post a citation notice on any vehicle not in compliance with the rules and regulations of the Association. No other form of notice is required. If the owner of the vehicle does not bring the vehicle into compliance within seven days of the date of the notice or contact a member of the Board, the vehicle will be subject to removal by towing.
4. Subsequent violations committed within any consecutive three (3) month period shall subject the violating vehicle to immediate towing without notification and may result in the suspension of parking privileges.
5. Any requests from Unit Owners for enforcement of this parking policy by the Association against another resident must be directed to the Board in writing.
6. The Board reserves the right and power to impose monetary charges as a sanction for violations of this parking policy. Before any such charge may be imposed, the Board shall provide the Unit Owner with notice of the violation and an opportunity to request a hearing before the Board of Directors. The Board reserves the power to impose a monetary charge of \$50 for a single offense or \$10 per day for an offense of a continuing nature. Any monetary charges so imposed may be secured by a lien against the Unit Owner's title in accordance with the provisions of Virginia Code Section 55-79.84.

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7. The Association reserves the right to exercise all the powers and remedies provided by the Association's governing documents or the laws of Virginia and Fairfax County.
 8. All signs giving notice of towing shall comply with County and State requirements.
- B. Nothing contained herein shall preclude the Board of Directors from seeking injunctive relief or any other remedy available to it in a court of equity.
- C. Owner's Responsibilities. If the Association must enforce this resolution through any form of legal action, the offending Unit Owner shall be responsible for all expenses and/or attorney's fees incurred by the Association in enforcing the provisions of this Resolution.
- D. Liability. The Association assumes no responsibility for the provision of any security service to protect vehicles parked in the parking areas, and it disclaims responsibility for any damage to any vehicle parked or operated on Association Property.

IV. REPEAL OF PRIOR POLICIES

The rules and regulations set forth in this amended Policy Resolution No. 05 supercede and replace all rules and regulations set forth regarding parking or in any prior parking policy.

V. EFFECTIVE DATE

The rules and regulations set forth in this resolution are effective as of February 12, 2002. Enforcement of the rules and regulations set forth in this policy resolution shall become effective as of March 21, 2002.

WESTWOOD VILLAGE CONDOMINIUM UNIT
OWNERS ASSOCIATION

By: _____

Howard Wallach, President