

SULLY STATION COMMUNITY ASSOCIATION

POLICY RESOLUTION NO. 13

PARKING POLICIES - LONG SIGNATURE AND GLENBERRY TOWNHOMES

relating to the use, parking and storage of vehicles

WHEREAS, Article III, Section 3(b) of the Declaration of Covenants, Conditions and Restrictions of the Sully Station Community Association states that "the Board of Trustees shall have all powers for the conduct of the affairs of the Association which are enabled by law or the Founding Documents which are not specifically reserved to Members or the Developer by said Documents;" and

WHEREAS, Article VI, Sections 9(c) and (d) of the Bylaws of the Sully Station Community Association stipulate that it shall be the duty of the Board to:

"Adopt and follow procedures for adoption and publication of Board Resolutions to be included in the Book of Regulations, including the provision for hearing and notice to Members..." and

"Adopt and publish rules and regulations including fees, if any, governing the use of the common area and facilities and the personal conduct of the Members and their guests thereon and include these in the Book of Regulations," and

WHEREAS, in order to assure safe and attractive parking areas for residents in the Long-Signature and Glenberry townhome sections the Board wishes to establish a comprehensive policy, to include reserved parking for residents owning non-garage townhomes with respect to the parking and storage of vehicles.

NOW, THEREFORE, BE IT RESOLVED THAT the following vehicle policies be adopted by the Board and this Policy Resolution replaces Policy Resolution No. 7 as it pertains to the Long-Signature and Glenberry townhome sections, adopted by the Board on Trustees on October 14, 1986.

## I. RESTRICTIONS ON THE PARKING AND STORAGE OF VEHICLES

### A. General

1. The types of vehicles listed in subsections 1(a) - (i) below may not be parked or stored in open view on residential lots or in reserved or visitor spaces in the Long-Signature and Glenberry townhome sections, except in such areas, if any, designated for such purposes by the Board of Trustees. Any such vehicle may be stored in a garage out of open view such vehicles may also be temporarily parked in private driveways or cluster common area parking spaces for a period not to exceed forty eight (48) hours. Any such vehicle owned by guests of residents may be parked in open view for a temporary period not to exceed five days without prior approval from the Board of Trustees.
  - (a) Any boat or boat trailer;
  - (b) Any motor home or self-contained camper;
  - (c) Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck;
  - (d) Any mobile home, trailer or fifth wheel vehicle;
  - (e) Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance;
  - (f) Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Virginia;
  - (g) Any vehicle defined in chapter 112 of the Fairfax County Code as a commercial vehicle;
  - (h) Any vehicle with commercial signs, advertising or visible commercial equipment;
  - (i) Private or public school or church buses.
2. Junk or derelict vehicles may not be parked or stored in open view or in reserved or visitor parking spaces. A vehicle shall be deemed to be a junk or derelict vehicle if it is missing any necessary parts, such as, but not limited to, tires, wheels, engine, etc., that are necessary for operation of the vehicle on public streets.
3. All vehicles must conform to Fairfax County and Commonwealth of Virginia codes, ordinances and statutes. All vehicles must bear current licenses, registrations, stickers and certifications as required by the County and the Commonwealth.

B. Reserved and Visitor Parking

1. Two reserved parking spaces are assigned to those townhomes without garages and are marked "Reserved XXX." Residents with more than two cars may park the additional vehicles on public streets.
2. Those spaces marked "Visitor" are available to guests (described as a person(s) visiting a resident) on a first come, first served basis. Vehicles may not be parked in a visitors space for more than 48 hours without prior approval from the managing agent. Residents are not permitted to occupy visitor's spaces.
3. Vehicles must be parked so as not to obstruct other parking spaces, sidewalks or ingress and egress areas.
4. Vehicles may be parked only in designated parking spaces. All vehicles must comply with "No Parking" areas as posted or designated.
5. Major repairs to vehicles, including painting and the drainage of automobile fluids, is not permitted on reserved or visitor parking spaces.
6. Vehicles may not be parked or stored unattended in a hazardous condition, including, but not limited to, vehicles on jacks or blocks.
7. The washing of cars is permitted in reserved parking spaces.
8. No sign, initials, numbers, storage containers or other additions or alterations to parking spaces may be painted, displayed or erected by any owner without prior written approval from the Architectural Review Board.

II. ENFORCEMENT AND TOWING

I. General

Any vehicle parked in the Long-Signature and Glenberry clusters which does not conform to the stipulations of this Resolution will be subject to towing at the sole expense and risk of the owner of the offending vehicle.

Under Virginia Code S46.1-551, the Fairfax County Police must be notified when a vehicle is being removed from private property by towing. The INITIATOR of the tow is responsible for notifying the police when a vehicle is removed.

- A. Vehicle towing may be initiated by any member of the Sully Station Board of Trustees or Sully Station's managing agent; however, Sully Station Community Association or its Agent shall not accept any responsibility for the enforcement of the reserved parking space policy.
- B. Any prohibited vehicle, or vehicle in violation of the provisions of this Resolution, will be subject to towing, seventy-two (72) hours from the hour such vehicle is served (Exhibit A of this Resolution) and will be subject to immediate towing without notice for a second offense of the same type. Unauthorized vehicles parked in reserved spaces are subject to immediate towing.

- C. Any resident who finds an unauthorized vehicle in his/her reserved parking space may initiate immediate towing of the unauthorized vehicle; however residents are strongly urged to solve any problems with the owner of the offending vehicle prior to implementing towing of the same. Residents are hereby advised that they assume all responsibility associated with towing a vehicle from a reserved space.

The following procedures are to be used when initiating a tow:

1. Only the recipient of the reserved space may call the authorized towing company to remove the offending vehicle. The vehicle's owner of record is liable for any expenses, or damage to the vehicle when his or her vehicle is towed. However, if no vehicle is towed the initiator of the tow is liable for any possible charges.
  2. The initiator of the tow must be present when the towing company arrives. The towing company will verify the initiator's address to ensure it corresponds to the reserved parking space assigned to that particular townhome.
  3. The initiator of the tow must sign an impound slip authorizing the tow and releasing the tow company from liability.
- D. Any vehicle parked in a designated fire lane or "No Parking" area will be subject to immediate towing.

### III. ASSOCIATION NOT RESPONSIBLE

Nothing in this Resolution shall be construed to hold Sully Station Community Association, Board of Trustees, Committee members or Sully Station Agents responsible for damage to vehicles or loss of property from vehicles which are parked in the Long-Signature and Glenberry clusters.