

SULLY STATION COMMUNITY ASSOCIATION
POLICY RESOLUTION NO. 7
VEHICLE POLICIES

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, the Board wishes to establish a comprehensive policy with respect to the parking and storage of vehicles.

NOW THEREFORE, BE IT RESOLVED THAT the following vehicle policies be adopted by the Board:

I. RESTRICTIONS ON THE PARKING AND STORAGE OF VEHICLES

A. GENERAL

1. The types of vehicles listed in subsections (a) through (i) below may not be parked or stored in open view on residential lots, common area parking spaces, cluster common area parking spaces, or streets or on common area open space within the boundaries of the Sully Station community, except in such areas, if any, designated for such purpose 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 a private driveway or cluster common area parking space 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 on residential lots, common area parking spaces, cluster common area parking spaces, or streets or on common area open space within the boundaries of the Sully Station community.
- (a) A vehicle shall be deemed to be a 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.

B. COMMON AREA AND CLUSTER COMMON AREA PARKING SPACES

- 1. Unit Owners and their guests are entitled to use common area parking spaces on a first-come, first-served basis.
- 2. Vehicles must be parked so as not to obstruct other parking spaces, sidewalks or ingress and egress areas.
- 3. No vehicles other than those clearly indicated as operated by or for a handicapped person shall be parked in spaces reserved for handicapped parking.

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 common area 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 on cluster common area 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. ASSOCIATION NOT RESPONSIBLE

Nothing in this resolution shall be construed to hold the Association or the Board of Trustees responsible for damage to vehicles or the loss of property from vehicles parked on the common areas.

III. ENFORCEMENT

In addition to the provisions cited below, alleged or actual breaches of the above regulations are subject to appropriate action by the Board of Directors under the provisions of Policy Resolution No. 4.

- A. All vehicles that are parked on common area parking spaces, including cluster common areas, which are in violation of the provisions of this resolution will be subject to towing.
- B. The Managing Agent shall have the authority to issue a warning notice to vehicles which are in violation of this parking policy. The notice (Exhibit A of this resolution) shall be placed on the vehicle and a carbon copy retained by the Managing Agent.
- C. Vehicles parked on common area parking spaces, including cluster common areas, are subject to being towed at the owner's risk and expense, seventy-two (72) hours from the date of tagging, except that any vehicle previously posted for violation of any of these regulations shall be subject to towing without notice for a repetition of said violation.

SULLY STATION COMMUNITY ASSOCIATION

RESOLUTIONS ACTION RECORD

Resolution Type Policy No. 7

Pertaining to: vehicle policies

Duly adopted at a meeting of the Board of Trustees of Sully Station Community Association held October 14, 1986.

Motion by: Mr. MacPherson Seconded by: Mr. Veirs

OFFICER	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u>Robert C. Kettler</u> , President	<u>X</u>	_____	_____	_____
<u>Harry L. MacPherson</u> , Vice President	<u>X</u>	_____	_____	_____
<u>Patricia M. Thompson</u> , Secretary	<u>X</u>	_____	_____	_____
<u>Alvin B. Veirs</u> , Treasurer	<u>X</u>	_____	_____	_____
_____, Trustee	_____	_____	_____	_____
_____, Trustee	_____	_____	_____	_____
_____, Trustee	_____	_____	_____	_____

ATTEST:

Patricia M. Thompson
Secretary

10-17-86
Date

FILE:

Book of Minutes - 1986

Book of Regulations:

	Book No.	Page No.
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective October 21, 1986

EXHIBIT A

SULLY STATION COMMUNITY ASSOCIATION

N O T I C E

YOU ARE IN VIOLATION OF THE DULY ADOPTED PARKING POLICY OF
SULLY STATION COMMUNITY ASSOCIATIONS

Date: _____ Time: _____
Desc: _____ ID: _____

- PROHIBITED VEHICLE TYPE: Vehicle type not permitted to be parked on common area parking space.
- JUNK, DERELICT OR ABANDONED VEHICLE: Vehicle not in operating condition.
- IMPROPERLY PARKED VEHICLE: Occupies more than one marked space, parked in a "No Parking" area, blocking sidewalk, parked on any Common Area or Lot which is not designated for parking.
- PROHIBITED AUTO REPAIRS: Vehicle left unattended in a visibly disassembled condition.
- OTHER:

VIOLATORS ARE SUBJECT TO BEING TOWED AFTER 72 HOURS FROM DATE OF THIS NOTICE AT OWNER'S RISK AND EXPENSE. The Association assumes no responsibility whatsoever for any damage to vehicles towed.

ANY VEHICLE PREVIOUSLY POSTED FOR A VIOLATION OF ANY OF THESE REGULATIONS SHALL BE SUBJECT TO TOWING WITHOUT NOTICE FOR ANY SECOND VIOLATION OF ANY OF THESE REGULATIONS.

FOR FURTHER INFORMATION -- CONTACT

Community Management Corporation at 1-941-9582

Location Parked: _____ *Date Towed: _____
*Posted By: _____ *Time Towed: _____
Signature _____ *Towed By: _____
*Towed To: _____

Vehicle Description:

The above vehicle was received by and towed to the above location on the above stated date.

By: _____
Signature of Towing Agent