

THE GROVE AT HUNTLEY MEADOWS HOMEOWNERS ASSOCIATION, INC.

POLICY RESOLUTION NO. 11-01

(Parking Policy)

WHEREAS, Article IV, Section 1 of the By-Laws provides the Board of Directors with the powers and duties necessary for the administration of the affairs of the Association; and

WHEREAS, Article VII, Section 1(a) of the By-Laws provides the Board of Directors with the powers and responsibility to adopt and publish rules and regulations; and

WHEREAS, Article II Section 1 (e) of the Declaration provides the Board of Directors to regulate parking on the common area through the promulgation of rules and regulations; and

WHEREAS, Article V Section 11 of 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 in the Association's best interest to promulgate rules and regulations regarding vehicular parking on Association Property as well as private owner driveways.

THEREFORE, BE IT RESOLVED THAT the Board of Directors adopts the following rules with respect to vehicular parking on the Association's common areas and all lots and driveways within the Association.

I. Private Versus Public

A. The Association owns and maintains all common, non-designated parking areas within the Association property, White Heron Trail, Great Swan Court, Gray Goose Way, Audubon Meadow Way, Turtle Dove Nook, Blue Mallard Landing, and that portion of Cyrene Boulevard from the western end of the turn-around to Lindberg Drive.

B. Virginia Department of Transportation owns and maintains Lindberg Drive and that portion of Cyrene Boulevard eastward from the turn-around.

II. Commercial Vehicles. Residents may not park the following vehicles anywhere within the Association (including the driveway of any lot) unless the vehicle has been registered (one vehicle per address) in advance with the Community Manager:

A. Any vehicle used for transport for hire, including, but not limited to, taxis, limousines, or buses; or

B. Any vehicle with uncovered exterior logos, signs, letters, numbers, advertising, or irregular and distinct coloring which creates the appearance of a commercial vehicle; or

C. Any unmarked vehicle with commercial paraphernalia or equipment attached, strapped, or affixed to the exterior of the vehicle, including, but not limited to, storage containers, racks, ladders, or pipes; or

D. Any unmarked vehicle with an excessive amount of commercial equipment or supplies within the interior of the vehicle which is in obvious plain view, including, but not limited to, pesticide, paint buckets, propane, tanks, cabling, uncovered or unsecured tools or other supplies; or

E. Any unmarked vehicle, which because of its irregular height, length, shape, or weight, is not a conventional passenger car and is more suited for a commercial purpose; or

F. Any van designed for the transport of furniture, goods, equipment, animals or scheduled transportation.

G. Police cars or other cars that are owned by or contain the logo of a County emergency service provider shall not be considered a commercial vehicle under this definition.

III. Unauthorized Vehicles. Residents may not park the following vehicles anywhere within the Association (including the driveway of any lot):

A. Restricted Vehicles. Commercial vehicles may not be parked within the Association unless they comply with the restrictions in Fairfax County, Virginia Code of Ordinance, Article 5, Section 82-5-7 Parking Commercial Vehicles in Residential Districts. Parking of portable on demand storage (PODS) and similar storage vehicles is limited to 72 hours.

B. Recreational Vehicles. Any motor home, self-contained camper, mobile home, boat, all-terrain vehicle, dune buggy, trailer, boat trailer, pop-up camper/tent trailer, horse trailer, any trailer or semi-trailer used for transporting waverunners, jet skis, motorcycles, or all-terrain vehicles, such trailer or semi-trailer is attached to another vehicle, and any other type of vehicle primarily designed for recreational use, as opposed to conventional passenger use.

C. Inoperative Vehicles. Any vehicle with a malfunction of an essential part required for the legal operation of the vehicle such as: broken windows, flat or removed tires, missing wheels, engine, or other essential parts required for legal operation of a vehicle and any vehicles which do not display current inspection or registration tags.

D. Abandoned Vehicles. Any vehicle left unmoved in an unassigned parking space, for more than 14 consecutive days, unless the owner provides written notice to the Board in advance that he or she will be away and unable to move the vehicle for a period greater than 14 days.

IV. Rules and Regulations

A. Use of Parking Areas. Residents may not use their driveways or the Association's parking lots for any purpose other than vehicular parking. Carports and self-standing portable or temporary canopies are prohibited. Standard car covers are allowed. Reserving Association unassigned parking spaces in any way is prohibited, except for designated handicapped parking or community events with Board of Director approval. Driveways and the Association's parking lots may not be used for the parking of any unregistered commercial or unauthorized vehicles as defined above.

B. Double Parking. Residents may park only one (1) vehicle within each parking space; however, if a resident wishes to park a motorcycle in the same parking space as an approved vehicle, the resident may do so, provided the resident parks the motorcycle immediately parallel to the curb so that the approved vehicle remains completely parked within the parking lines. Under no circumstance may a resident park a motorcycle in any manner that: a) interferes with the parking space rights of any other resident, or b) causes the approved vehicle to extend beyond the parking lines into the vehicular pathway of the street.

C. Designated Parking Spaces. Residents may park vehicles only in designated parking spaces and areas. No parking will be permitted on grass, sidewalks or non-designated spaces. No parking will be permitted to block any portion of the sidewalk or driveway. Residents may not park vehicles in any manner which impedes the normal flow of traffic or pedestrians, blocks any mailbox, or prevents ingress and egress of any other vehicle to adjacent parking spaces or the open roadway. No vehicle may be parked in a manner that it extends backward beyond the parking lines or crosses over the parking lines.

D. Fire Lanes and No Parking Zones. Residents may not park vehicles in fire lanes or no-parking zones marked with a painted yellow curb.

E. Vehicle Operation. Residents may operate vehicles only on the paved roadways of the Association.

F. License Requirements. Residents must have a proper operating license in order to operate a motorized vehicle on Association Property.

G. Security Systems. If a vehicle's security system interferes with the right of quiet enjoyment of the community for more than fifteen (15) uninterrupted minutes, the vehicle is in violation of the Association's regulations and subject to removal through towing.

H. Repairs. Major repairs or maintenance to vehicles, changing of oil, or painting of vehicles, is not permitted anywhere on the Association Property, except that repairs or maintenance of a minor nature, such as the repairing of a flat tire, the re-charging of a dead battery, the replacement of the air filter, spark plugs, lights, etc. are permitted.

I. Guests. All owners must ensure that their family members, tenants, guests, and/or contractors comply with these rules and regulations.

V. Liability

A. Owner Liability. Owners shall be liable to the Association for any costs incurred by the Association to repair or repaint any part of the parking facilities damaged by any vehicle or due to the actions or inaction of the vehicle owner.

B. Association 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.

VI. Enforcement

A. In General

1. Vehicle Removal. 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 Property. 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) parked within fifteen (15) feet of a fire hydrant or in a designated fire lane, (b) occupying more than one (1) parking space, (c) extending beyond the parking lines, (d) parked in any way that extends into or upon any grassy area, sidewalk or undesignated space (e) impeding access to mailboxes, (f) constituting a safety hazard, (g) that has been unmoved for period of at least fourteen (14) days without approval or (h) whose security system has been triggered and allowed to continue unattended for more than fifteen (15) minutes, shall be subject to immediate removal without notification to the owner of the vehicle.

3. Citation Notices. In the case of all other situations not addressed in Section VI.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 (7) days of the date of the

notice, the vehicle will be subject to immediate removal by towing without further notice to the vehicle owner.

4. Writing. Any requests from an owner or tenant for enforcement of this parking policy by the Association against another resident must be directed to the Board in writing with details on the vehicle type (including license plate information), time, date and location of the alleged offense.

5. Monetary Charges. The Board reserves the right and power to impose monetary charges and/or suspension of privileges, as deemed appropriate by the Board, as a sanction for violations of this parking policy. Before any such charge may be imposed, the Board shall provide the owner or tenant 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 owner's title in accordance with the provisions of Virginia Code Section 55-516.

6. Other Remedies. The Association reserves the right to exercise all other powers and remedies provided by the Association's governing documents or the laws of Virginia and Fairfax County.

B. Owner's Responsibilities. If the Association must enforce this resolution through any form of legal action, the offending owner shall be responsible for all expenses and/or attorneys' fees incurred by the Association in enforcing the provisions of this Resolution.

VII. Repeal of Prior Process. The rules and regulations set forth in this policy resolution supersede and replace all rules and regulations set forth in Policy Resolution 09-01 and any other prior parking policy.

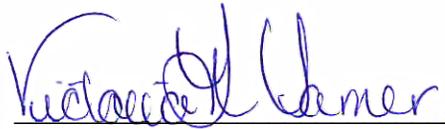
VIII. Effective Date. The rules and regulations set forth in this policy resolution are effective as of July 30, 2011.

THE GROVE AT HUNTLEY MEADOWS
HOMEOWNERS ASSOCIATION, INC.

By: 
David A. Mikkelson, President

CERTIFICATE OF MAILED NOTIFICATION

I hereby certify that a copy of this Resolution was emailed to the Webmaster for The Grove at Huntley Meadows on this 15th day of June, 2011 for posting to the Association's website.



Victoria Garner, CMCA®, AMS®
Senior Community Manager
Cardinal Management Group, Inc.
Agents for The Grove at Huntley Meadows