

LONDON TOWNE HOMEOWNERS ASSOCIATION

**AMENDED AND RESTATED POLICY RESOLUTION NO. 9
PARKING POLICY**

WHEREAS, the Declaration of Covenants and Conditions, Article V, Section 4 entitles lot owners to use jointly with the other lot owners the parking spaces within the Common Area;

WHEREAS, the Bylaws, Article III, Paragraph C, Section 15 (c), authorize the Board of Directors to provide for the operation, care, upkeep, and maintenance of all of the Area of Common Responsibility;

WHEREAS, the Bylaws, Article III, Paragraph C, Section 15 (f), authorize the Board of Directors to make and amend rules and regulations;

WHEREAS, this Resolution combines the former Resolution 6 and the former Resolution 9, those resolutions are superceded and revoked on the effective date of this resolution.

WHEREAS, the Board of Directors desires to minimize conflict regarding the joint use of the parking spaces within the Common Area;

WHEREAS, the Board of Directors desires to improve the quality of life within the Associations by providing for the convenient use of the parking spaces;

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board duly adopts the following policy:

I. LICENSE OF PARKING SPACES

- A. The Board of Directors will cause each parking space to bear a unique identifying number and the Board will cause a map of these numbered spaces to be prepared.
- B. The Board of Directors shall grant a license to each lot owner in good standing for the regular and exclusive use of one (1) parking space within the Common Area. A lot owner is in good standing if he or she is current in the payment of assessments due the Association and is not otherwise in violation of the Association's governing documents or rules and regulations. This licensed space shall be near the lot served and as convenient to the lot as possible, within the limits of the terrain and other practical concerns. Unlicensed spaces remain available for joint and nonexclusive use on a first-come first-served basis by London Towne residents and guests.
- C. Each lot owner shall be notified of this license. The Board will designate the licensed space by its identifying number. The Management Company will maintain and make available a map of the numbered parking spaces. This map will clearly depict the location of the space licensed for use by that lot.
- D. This license is not a grant of ownership. The licensed parking spaces shall not be considered appurtenances to the lots they serve. The Board of Directors reserves the right to reassign any licensed parking space in its discretion.

II. PARKING PASSES

- A. All lot owners, in good standing, will receive one (1) parking passes.
- B. All parking passes will bear a unique identifying number.
- C. Residents must prominently display their parking passes in any vehicle parked in an unlicensed Common Area parking space. Parking passes must be displayed inside the front windshield and hung from the rear view mirror, if applicable. Passes may also be secured to the inside of the front windshield, towards the top of the windshield, provided the rear view mirror is not present or the pass does not fit on the mirror. Passes should not be obstructed from view.
- D. Unlicensed spaces are to remain open and are to be shared equally by all London Towne residents and their guests. Exclusive use of unlicensed spaces by any London Towne resident or their guests is not permitted.
- E. Lot owners or their Managing Agent must pick up their parking passes in person. Tenants may pick up parking passes upon presentation of a signed copy of their lease and presentation of a letter of authorization signed by the lot owner.
- F. Residents may lend parking passes or borrow parking passes from one other. Parking passes are the sole responsibility of the original pass holder.
- G. Parking on roads dedicated for public use to the County or Commonwealth does not require a parking pass.
- H. The Association will issue replacement passes for an administrative fee of \$50.
- I. The Association will replace stolen passes at no charge, provided a police report is presented during the issuance of the replacement pass.
- J. Parking passes shall not be duplicated. Duplication of parking passes will result in the revocation of the license for regular and exclusive use of the parking space and confiscation of all parking passes. In addition, the Board of Directors will assess a charge of \$50 for each duplicated parking pass.

III. PARKING CONTROL

- A. All vehicles must have current state tags, valid county registration, and inspection sticker. Any vehicle parked on the Common Area without displaying current state tags, county registration, and/or inspection sticker will be removed at the Owner's expense.
- B. No vehicle maybe parked, or operated, on any portion of the unpaved Common Area without the prior written approval of the Board of Directors.
- C. All motor vehicles shall not exceed the speed limit of fifteen (15) miles per hour while operating in the Common Areas and facilities of London Towne and all vehicles shall obey the posted ONE-WAY and DO NOT ENTER signs.

- D. Vehicles parked in NO PARKING zones or fire lanes designated by yellow curbs, or vehicles, blocking fire hydrants, mailboxes, other vehicles, public or private streets and entrances, or sidewalks may be ticketed by the appropriate legal authority and/or removed by, or on behalf of, the Board at the risk and expense of the Owner.
- E. No vehicle may be parked on any area of any lot other than the driveway designated for that purpose. Only the number of vehicles that the driveway was designed to accommodate may park in it.
- F. All vehicles must be parked within paved parking areas and only within the confines of the two white lines that mark the limits of a single parking space. Any vehicle parked in more than one space will be removed by, or on behalf of the Board, and at the Owner's risk and expense.

IV. MOTORCYCLES

- A. Motorcycles parked in London Towne must comply with all the rules and regulations of this resolution. A motorcycle may share a Common Area parking space with another motorcycle or one passenger vehicle provided the appropriate parking passes are displayed and neither vehicle impedes access to adjacent spaces or traffic flow. A motorcycle may share a driveway with another motorcycle or one passenger vehicle provided the driveway is large enough to accommodate the vehicles and neither vehicle encroaches upon Association or neighboring property, is parked over, on, across or blocking any sidewalk, or is parked on any area of the any lot that is not otherwise designated as a driveway.
- B. Motorcycles may be covered provided the license plate (or a facsimile) is visible to the Towing Company or proper authorities. Covered motorcycles must be parked either in a private driveway or licensed space.

V. RECREATIONAL AND COMMERCIAL VEHICLES

- A. No recreational vehicle may be parked or stored within London Towne, to include all Common Ground, Common Parking Areas, and Private Drives. Recreational vehicle parking is permitted on the following State roads: Paddington Lane, Gothwaite Drive, Wycombe Street, Regents Park Road and Billingsgate Lane and are subject to any and all Fairfax County Rules and Regulations.

Recreational vehicle is defined as:

1. Any boat or trailer, motor home or other self-contained camper.
2. Any vehicle that exceed seven feet in height, nine feet in width, or 18 feet in length.
3. Any mobile home, trailer, or fifth wheel trailer.
4. Any pop-up camping/tent trailer or other similar recreation-oriented portable or transportable facility or conveyance.
5. Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies or non-operative

automobile collections or other automotive equipment not licensed for use on the highways of Virginia.

- B. No commercial vehicle, or private, public or church buses maybe parked or stored within London Towne, to include all Common Ground, Common Parking Areas, and Private Drives. Commercial vehicle and/or bus parking is permitted on the following State roads: Paddington Lane, Gothwaite Drive, Wycombe Street, Regents Park Road and Billingsgate Lane and are subject to any and all Fairfax County Rules and Regulations.

Commercial vehicle is defined as:

1. Any vehicle that is defined in Fairfax County Code, Chapter 112, as commercial.
2. Fairfax County Code Chapter 112 defines commercial vehicles as:
 - a) Any vehicle with a rated carrying capacity of 1500 pounds (3/4 ton) or more, and any vehicle, regardless of capacity, which displays advertising lettered thereon or which is licensed as a "for hire" vehicle.
3. Vehicles displaying commercial signs or advertising
4. Vehicles with visible commercial equipment

VI. SPECIAL PARKING SPACE REQUIREMENTS

- A. Parking spaces will be assigned to accommodate residents with physical disabilities upon their written request, which must be accompanied by a copy of Virginia Department of Motor Vehicles ("DMV") issued parking permit for disabled citizens. The Board, based upon the needs of the disabled person and other practical considerations, will determine the location of the requested parking space.
- B. The Association reserves the right to revoke the license for exclusive use of that designated parking space upon the exit from London Towne of the resident requesting the space, or upon the expiration of DMV permit.
- C. Any space licensed pursuant to such a request shall be the single licensed space for that resident's unit.

VII. MAINTENANCE, REPAIR, STORAGE, AND JUNK VEHICLES

- A. Extensive vehicle repairs (i.e., spray painting, transmission overhauls, etc.) are not permitted on any of the Common Areas of London Towne. Each member or tenant is responsible for proper disposal of waste created by maintenance.
- B. Any vehicle with gasoline, oil, or emission leaks must be removed promptly from the London Towne property.
- C. No Common Ground, Common Parking Area, Private Driveway, or any portion of a Private Lot is to be used for storage of vehicles.
- D. Storage includes, but is not limited to:

1. A vehicle without valid tags, registration or inspection stickers commonly parked in driveway.
 2. A vehicle not moved under its own power for a period of fifteen (15) days.
 3. A vehicle used for storage of trash, supplies, or other items for a period of three days.
 4. A vehicle in violation of these Rules and Regulations that is periodically relocated to avoid the times imposed herein.
- E. In Fairfax County, it is unlawful to keep junk vehicles on any property unless they are kept within a fully enclosed building or completely screened. If not, these may be reported to the impoundment of the County Police Department.

VIII. ENFORCEMENT

- A. The contracted towing company is authorized to remove any vehicle parked in an unlicensed Common Area Parking Space without prominently displayed and valid parking passes.
- B. The Board or Managing Agent may, but are not required to, place warning notices on vehicles before towing.
- C. The rightful recipient of a licensed space may contact the Association's authorized towing company to have an unauthorized vehicle removed from their licensed space. The resident requesting the towing must be present and must sign a written confirmation of their request to have the vehicle removed, which will include that resident's agreement to indemnify the Association for all costs and liability relating to any unauthorized towing.
- D. Residents may also report any unauthorized vehicle parked in an unreserved space by contacting the management company. The management company may then contact the Association's authorized towing company.
- E. The Association's authorized towing company will immediately remove vehicles which are: parked in a fire lane; double parked; improperly parked; not bearing valid license plates; not displaying valid county decals; not displaying safety inspections, as required by law; or otherwise not in compliance with this policy, from any Common Area space, even if such vehicles display a parking pass.
- F. Vehicles parked more than fifteen days in any Common Area parking space, with or without parking passes, will be towed.
- G. The Board of Directors in its discretion may revoke the license to use Common Area parking spaces and retrieve issued parking passes if a lot owner (or his or her tenant) commits repeated infractions of the parking rules and regulations of the Association; falls from good standing by failing to pay assessments owed to the Association (upon procedures set forth in other resolutions adopted by the Board); or by otherwise violating the governing documents or rules and regulations of the Association. Upon notification by the Board of parking privilege revocation, the Association's towing company will remove any vehicle displaying passes belonging to the homeowners in arrears or

otherwise not in good standing who are parked in any Common Area parking space, to include licensed spaces.

LONDON TOWNE HOMEOWNERS ASSOCIATION

RESOLUTIONS ACTION RECORD

Resolution Type: Policy No.: 2

Pertaining to: Assignment of Parking Spaces - Revised

Duly adopted at a meeting of the Board of Directors of the London Towne Homeowners Association held January 27, 2005.

Motion by: Mike Mallon Seconded by: Robin Peralta

| VOTE: | | YES | NO | ABSTAIN | ABSENT |
|----------------|--------|-------|-------|---------|--------|
| Robin Peralta, | Member | X | _____ | _____ | _____ |
| Sally Saucedo, | Member | X | _____ | _____ | _____ |
| Mike Lannes, | Member | _____ | _____ | X | _____ |
| Mike Mallon, | Member | X | _____ | _____ | _____ |
| Joe Climo, | Member | X | _____ | _____ | _____ |

ATTEST:

Mike Mallon
Secretary

January 27, 2005
Date

FILE DATA:

Book of Minutes - 200__

Book of Resolutions: Book No. _____ Page No. _____

Policy _____

Administrative _____

Special _____

General _____

Resolution effective January 25, 2005.