

**PARCRESTON CONDOMINIUM UNIT OWNERS ASSOCIATION
POLICY RESOLUTION NO. 7: VEHICLE POLICIES**

Relating to the parking and use of vehicles upon the Property

WHEREAS, Article III, Section 2 of the Bylaws states that “The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association and may do all such acts and things as are not prohibited by the Condominium Act, the Declaration or by these Bylaws required to be exercised and done by the Unit Owners Association”; and

WHEREAS, Article XI, Section 1 (g) of the Bylaws states, "...no commercial trucks, buses or any commercial vehicles shall be permitted to be kept or parked overnight upon any Common Element parking space. Trailers, campers, recreational vehicle, house trailers, boat trailers or boats shall not be parked in a Common Element parking space. No vehicle shall remain on the Condominium Property unless it has current state license plates, a current inspection sticker and complies with all other applicable laws; and,

WHEREAS, in order to assure equitable parking arrangements as well as safe and attractive parking areas, the Board deems it necessary and desirable to establish policy regulating the parking and use of vehicles upon the Property;

NOW, THEREFORE, the Board resolves that the following policies regarding the parking and use of vehicles upon the Property be, and hereby are, adopted:

I. PARKING RIGHTS

A. Parking spaces, including carports, are Common Elements. Uncovered parking spaces will be available on an unreserved basis without charge for use of the Unit Owners, occupants of Condominium Units and visitors.

B. Vehicles shall be parked entirely within the lines indicated.

C. Vehicles shall not be parked in fire lanes, yellow curbs, or other areas where parking is restricted. Vehicles shall not obstruct sidewalks or driveways. All Unit Owners shall observe and abide by any parking and traffic regulations posted by the Association or by county authorities.

D. The Board of Directors may from time to time designate certain spaces for handicapped parking to comply with Federal, State or County laws and/or ordinances or to make reasonable accommodations for Unit Owners and residents who require

handicapped parking. Only vehicles displaying current handicap tags or stickers may be parked in spaces reserved for handicapped parking.

II. VEHICLE REGISTRATION AND REQUIREMENTS

A. Vehicle Registration. All vehicles parked in Common Element parking spaces (including Carports), except designated Guest Short Term Parking spaces, must display an Association parking permit or pass. Vehicles parked on the property without a valid permit between the hours of 11:00p.m. and 7:00a.m. will be towed at the vehicle owner's expense without notice.

1. The Unit Owner of each Unit will receive one resident parking permit or placard for a one (1) bedroom unit or two (2) resident parking permits or placards for a two (2) bedroom unit assigned with a number that corresponds with that Unit and registered vehicle on a first-come first-serve basis. A Unit Owner with additional vehicles may request an additional parking permit or placard, but no more than two (2) resident permits or placards will be issued for a single Unit at no charge. A third (3rd) permit or placard may be purchased only if spaces and carports are available for a two hundred and fifty dollar (\$250.00) fee, for a maximum of three (3) permits or placards for a single unit. If necessary, a wait-list for additional permits or placards will be used.

2. Permits or placards will be distributed to residents who own or lease motor vehicles and who can show proof of proper vehicle registration. Temporary permits or placards will be issued to residents for up to 60 days to allow for proper registration. Residents must be named on the current Unit Information Form to receive a parking permit or placards. For rented/leased Units, the resident's name must also appear on the Lease and Lease Addendum. There is a \$75.00 replacement fee for lost parking permits. If a replacement permit or placard is issued for an original permit or placard reported lost or stolen, and the original Placard is recovered by the owner, the original permit or placard must be returned to the Association Management Office and the Owner will receive a refund of \$25.00 per permit or placard. Parking permits and placards will be numbered for control.

3. In the event a permit or placard is reported lost or stolen and the owner purchases a replacement Placard, the Condominium Unit registration will be updated with the newly purchased Placard number; the previous number will be marked as void. Any void Visitor Parking Placards, if found in use on any vehicle parked on Condominium property, will subject that vehicle to immediate towing at the vehicle owner's expense without recourse to management or the Association for any damage or injury that may directly or indirectly result from or be caused by such towing or removal.

B. Guest Parking.

1. Each Unit will receive one (1) booklet of one (1) years worth of different colored parking passes valid for three (3) month periods. For each three month

period or quarter, two parking passes will issued. The correct color parking pass must be displayed for the corresponding months. A guest who is displaying the correct color parking pass may park only in spots designated at "Guest Permit Parking." Guest parking for vehicles who display the correct color pass will be permitted on a first-come, first-serve basis within the designated Guest Permit Parking spaces.

2. Guests may park in spaces designated as "Guest Short Term Parking" without displaying a correct color pass for a period of twenty-four (24) hours. No vehicle may be parked in any of the spaces designated as Guest Short Term Parking longer than twenty-four (24) consecutive hours. A vehicle parked in Guest Short Term Parking longer than twenty-four (24) hours will be subject to towing without notice at the vehicle owner's expense and without recourse to the Managing Agent or the Association for any damage or injury that may directly or indirectly result from or be caused by such towing or removal.

3. Visiting vehicles parked on the property without a valid color parking pass in Guest Permit Parking spaces between the hours of 11:00p.m. and 7:00a.m. will be towed at the vehicle owner's expense.

4. Guest Parking Passes shall be displayed on the inside rear view mirror of any guest's vehicle for as long as the vehicle is parked on Condominium property.

5. If Guest Parking Passes are lost or stolen, they may be replaced only with written consent of an Association Officer at a charge of \$75.00 per Guest Parking Pass which is payable upon issuance of replacement Pass. If a replacement Guest Parking Pass is issued for an original Pass reported lost or stolen, and the original Pass is recovered by the owner, the original Pass must be returned to the Association Office and the owner will receive a refund of \$25.00 per Pass. Guest Parking Passes will be numbered for control.

6. In the event a Guest Parking Pass is reported lost or stolen and the owner purchases a replacement Pass, the Condominium Unit registration will be updated with the newly purchased Pass number, the previous number will be marked as void. Any void Guest Parking Passes, if found in use on any vehicle parked on Condominium property, will subject that vehicle to immediate towing at the vehicle owner's expense without recourse to management or the Association for any damage or injury that may directly or indirectly result from or be caused by such towing or removal.

7. No vehicle may be parked with a Guest Parking Pass longer than 72 consecutive hours (3 consecutive nights) without prior written approval given by the Management Office. Long-term Guest Parking Passes for a maximum of seven (7) days may be purchased from the Management Office at least ten (10) days in advance for a fifty dollar (\$50.00) fee. A maximum of two (2) passes per unit may be issued for short term guests of two (2) nights or less may be issued at no charge by the Management Office at least ten (10) days in advance. If prior approval is not given by the

Management Office, the vehicle will be subject to towing at the vehicle owner's expense and without recourse to the Managing Agent or the Association for any damage or injury that may directly or indirectly result from or be caused by such towing or removal.

8. Visitor Parking on Condominium property is subject to all Rules and Regulations established in this Section of the community handbook. Unit Owners are responsible for their visitors' compliance.

C. Vehicle Requirements. All motor vehicles shall display current licenses and other required permits or decals and shall be maintained in proper operating condition so as not to be a hazard or nuisance due to noise, exhaust emissions or appearance. All owners are required to provide the Management Office with update vehicle information including Make, Model, Year, Color, Plate #, and State.

III. RESTRICTIONS

A. The following vehicles may not be parked on any Common Elements, parking lots or roadways:

1. A junk or derelict vehicle which is defined as one that 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.

2. Any trailer, (including house, boat or otherwise trailers);

3. Any motor home, self-contained camper, camp truck, or camper slip-on where the back of the camper is higher than the roof line of the cab of the truck;

4. Any mobile home or fifth wheel vehicle;

5. Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance;

6. Any other vehicle not defined above which is not normally or regularly used for routine transportation, including dune buggies, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Virginia,

7. Any vehicle defined as a commercial vehicle by either the Code of Virginia or the Code of Fairfax County;

8. Any vehicle with commercial lettering, advertising or visible commercial equipment whether or not defined as a commercial vehicle by Virginia law and regardless of whether or not operated for commercial use. (the Board of Directors may, on a case-by-case basis, permit the parking in open view of vehicles with

commercial lettering which otherwise conform to this resolution upon written application by an Owner or an Owner's tenant.);

9. Private or public school or church buses.

B. No vehicle, other than an approved vehicle, shall be parked on the Common Elements for longer than 48 hours without prior written permission from the Board. The Board reserves the right to require that such vehicles be parked only in areas specified by the Board.

C. No vehicle shall be parked on the Common Elements with "For Sale" signs in view.

D. Vehicle repairs other than emergency maintenance, and light normal cleaning of exterior of vehicle and interior of passenger section of the vehicle, are not permitted on the Common Elements.

E. Any Unit Owner requiring the use of a temporary storage unit, such as a POD, must submit a request in writing to the Management Office for approval. Management will provide the location that the storage unit may be placed. Temporary storage units will be limited to 48 hours on the property.

IV. LIABILITY

A. Nothing in this resolution shall be construed to hold the Association or the Board of Directors responsible for damage to vehicles or the loss of property from vehicles parked on the Common Elements.

B. Should an employee of the Association at the request of a Unit Owner move, park or drive any automobile placed in the parking areas, then, and in every such case, such employee shall be deemed the agent of the Unit Owner. The Association shall not be liable for any loss, damage or expense that may be suffered or sustained in connection therewith.

IV. ENFORCEMENT

A. Parking in any Reserved Parking Space or Carport Space. The Unit Owner or occupant of the Unit to whom the Reserved Parking Space or Carport is assigned may request the immediate towing of any vehicle parked in his/her Reserved Parking Space. The Unit Owner is responsible for any damage or liability associated with the removal of the vehicle and shall hold the Association, its Board and Management harmless.

B. In accordance with the towing procedures as set forth in this resolution, a vehicle shall be subject to immediate towing without notice for the following violations.

1. Vehicles parked in designated fire lanes or where street curbs are painted yellow.
2. Any vehicle parked in a spot designated as Guest Permit Parking that is not displaying a current approved guest parking pass.
3. Any motorcycle extending beyond the boundaries of a parking space, or which prohibits the parking of vehicles on either side of the space being used.
4. The vehicle of any Unit Owner or the occupants of the Condominium Unit, whose parking privileges have been suspended for delinquent assessments.
5. Any vehicle protruding beyond space limitations or impeding traffic.
6. Any vehicle improperly parked in a designated handicap parking space.
7. Any vehicle parked in any spot designated as Guest Short Term Parking for a period of more than twenty-four (24) consecutive hours or one (1) night.
8. Any vehicle parked in any spot designated as Guest Permit Parking for a period of more than three (3) consecutive nights.

C. In accordance with the towing procedures as set forth in this resolution, a vehicle shall be subject to towing forty-eight (48) hours from the time and date a notice is posted on the vehicle for the following violations.

1. Any vehicle not displaying current state and local registration, license plates, permits and stickers, as applicable, or any vehicle not legally operable on public streets.

D. The Board of Directors has the right to revoke parking privileges to anyone found abusing the resident and/or guest parking permits.

E. Towing Procedures

1. Vehicles parked in violation of this Resolution may be towed at the direction of the Association's Board of Directors or the Managing Agent. Unit Owners and registered tenants are authorized to initiate towing by the Association's contracted towing company only from the Reserved Parking space assigned to their Units. If a Unit Owner or registered tenant wrongfully or maliciously authorizes the towing from the property, the Unit Owner shall be responsible for any and all damages incurred by the Association, including attorneys' fees and costs. It shall be the responsibility of each

resident to monitor his/her Reserved Parking space and to advise guests not to park in other Reserved Parking spaces.

2. A reasonable effort should be made by a Unit Owner or registered tenant to contact the violator to have the vehicle removed prior to making a request to have the vehicle towed. If contact cannot be made with the violator, the contracted towing company may then be requested to remove the vehicle at the violator's expense without recourse to the Management, the Board or the Association for any damage or injury that may directly or indirectly result from or be caused by such towing or removal.

3. The Association and the Managing Agent are not responsible for the enforcement of parking in the owner carport spaces. If an owner of a carport needs a car towed, they may call Battlefield Towing at 703-378-0059. The towing of the car will be the owners' responsibility.

V. EFFECTIVE DATE

The Effective Date of this Resolution is June 15, 2010. It supersedes and replaces Policy Resolution No. 7.

EXHIBIT "A"
 TO
 POLICY RESOLUTION NO. __7__
 PARKING REGISTRATION

PARCRESTON CONODMINIUM
 VEHICLE INFORMATION FORM

Please complete this form and turn it into the Management Office as soon as possible.
 Please print clearly.

Date	
Address	
Owner(s) Names	
Tenant (s) Names	

VEHICLE INFORMATION

	Vehicle #1	Vehicle #2	Vehicle #3
Make			
Model			
Year			
Color			
License Plate			
State			
Parking Pass #			
Visitor Pass #			

Signature	Date	Signature	Date
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Property Manager	Date
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THE PARCRESTION CONDOMINIUM UNIT OWNERS ASSOCIATION
RESOLUTIONS ACTION RECORD

This Resolution, Policy Resolution No. 7, was adopted by the Board on May 25, 2010, with the directors voting as indicated below:

KELCEY SMITH	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
LANCE SMITH	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
CESAR DEL AGUILA	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
TAMMY BURTON	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
TARA MILLER	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>

ATTEST:

President	Date
Secretary	Date

Effective date of resolution: June 15, 2010 Expiration date: _____

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