

LAUREL HILL COMMUNITY ASSOCIATION

POLICY RESOLUTION NO. 2006-03

Parking Regulations and Enforcement

WHEREAS, Article IV, Section 1(c) (*Property Rights*) of the Declaration of Covenants, Conditions and Restrictions for Laurel Hill ("Declaration"), of record in the land records of the Fairfax County Circuit Court at Book 13985, Page 1665, *et seq.*, makes each member's easement of enjoyment in the common area subject to the right of the Association "to adopt and enforce rules and regulations governing the use of the Common Area and facilities, including, without limitation, the imposition of [charges] for the violation thereof"; and,

WHEREAS, Article XI, Section 1(n) (*Powers and Duties of the Association - Discretionary Powers and Duties*) of the Declaration confers upon the Board of Directors, acting on behalf of the Association, the authority to "adopt, publish and enforce rules and regulations governing the use of the Common Area and facilities..."; and,

WHEREAS, Article IX (*Parking*) of the Declaration authorizes the Board of Directors to "promulgate such rules and regulations as it deems appropriate to regulate the use of any parking areas...on the Common Area for the benefit of the Owners, which rules and regulations may include...towing of any vehicles parked in violation...with no notice of towing required and at the vehicle owner's sole expense"; and,

WHEREAS, Article VI, Section 17 (*Restrictive Covenants*) of the Declaration states in pertinent part that the Board of Directors "shall have the right to tow any vehicle parked or kept in violation of the covenants contained in this Article, upon twenty-four (24) hours' notice and at the vehicle owner's sole expense"; and,

WHEREAS, it is the intent of the Board of Directors to establish vehicle and parking rules and regulations for the benefit and protection of all members, and to establish a procedure for enforcement of such rules and regulations of the Association which is consistent with principles of due process, the Association's governing documents and Virginia law.

NOW, THEREFORE, BE IT RESOLVED THAT:

The following rules and regulations are adopted.

1. Illegal or Illegally Parked Vehicles Subject to Ticketing and Towing

A. Pursuant to Article VI, Sections 14-16 of the Declaration, the following vehicles are restricted from parking regularly, habitually or overnight anywhere within the Laurel Hill subdivision.

- Commercial vehicles – This includes, but is not limited to passenger vehicles with a commercial logo or advertising information, panel vans with or without a commercial logo, and cargo trucks with or without a commercial logo.
- Commercial trucks, including pick-up trucks, panel vans or utility/cargo trucks with external equipment racks (*e.g.*, ladder racks, pipe racks), tool boxes, storage compartments, *etc.*
- Moving Vans (except when in the process of actively moving a homestead)
- Tractors
- Wreckers
- Tow Trucks
- Hearses
- Commercial buses
- Taxicabs
- Limousines
- Boats
- Trailers
- Campers
- Recreational vehicles
- Motor homes
- Disabled vehicles
- Vehicles without current registration plates, permits (*i.e.*, inspection stickers), *etc.*
- Vehicles under repair or extraordinary maintenance

B. Exceptions may be made on a temporary basis to the foregoing restriction upon written application to, and the prior written approval of, the Architectural Review Board or the Board of Directors.

C. Vehicles parked in the following manner shall also be subject to ticketing and towing action:

- Vehicles parked over or extending over driveway aprons;
- Vehicles parked so as to block a driveway;
- Vehicles parked overnight in the Community Center parking lot;
- Vehicles parallel parked adjacent to or within ten feet (10') of the lateral boundaries of community tot lots.

D. Pursuant to Article VI, Section 17 of the Declaration, any vehicle found in violation of Paragraph 1.A or Paragraph 1.C above shall have a "Notice of Towing Action" placed on the violating vehicle. The notice shall include the following information:

- Make, color and model of vehicle
- Vehicle license number
- Rule and regulation violating
- Date and time car will be towed

If after the lapse of 24 hours the vehicle is still in violation of the restrictive covenants or these rules and regulations, a "Final Notice of Towing Action" shall be placed on the vehicle. Thereafter, the vehicle owner will have 24 hours to bring the vehicle into compliance or the vehicle shall be towed at the owner's expense.

2. **Illegal Parking Subject to Immediate Towing**

A. Parking is NOT allowed in the following locations:

- On a sidewalk (the sidewalks of the community are the property of the Association and are intended to be utilized for pedestrian traffic only);
- Within an intersection;
- So as to block any easement, ingress or egress, or Common or Pipestem Driveway;
- In front of watershed / stormwater pond access gates;
- In designated No Parking/Fire lane areas designated by yellow curbs or signs on posts;
- Within fifteen (15) feet of a fire hydrant located on private or public property or within a fire lane;
- On a crosswalk;
- At any place where official signs prohibit parking;
- So as to prevent the use of curb ramps located on public property or on privately owned property open to the public; and,
- Any vehicle not properly parked in a designated parking space.

B. Vehicles illegally parked in designated No Parking areas, which areas shall be designated with yellow curbs or "no parking" signs, shall be towed immediately without warning. Vehicles parked in such a way so as to impede emergency vehicle access, impede pedestrian use of a sidewalk or that constitute a safety hazard, as well as vehicles parked in such a manner as described in Paragraph 2.A above, shall be towed immediately without warning.

C. A homeowner may authorize an immediate tow of a strange/unauthorized vehicle blocking the homeowner's driveway.

3. **Garage Use**

Article VI, Section 18 of the Declaration states: "In accordance with Proffer 13.d) of approved Rezoning Application RZ 2001-MV-025, garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall run to the benefit of the Association and the Fairfax County Board of Supervisors."

4. Reporting Parking Violations and Further Information

If you have questions, concerns, or wish to report an illegally parked vehicle, you may contact Management. Please give your name, address, and specific details (*i.e.*, location of vehicle, the duration of the violation, *etc.*). It is not the intention of the Board of Directors to place undue hardship on fellow residents, but only to begin enforcement of the existing regulations so as to improve relations among residents.

The procedures outlined in this Resolution do not preclude the Association from exercising other enforcement procedures and remedies authorized by the Association's legal documents, including, but not limited to, the assessment of violation charges, the initiation of a lawsuit or the exercise of self-help remedies. The Board of Directors reserves the power to assign all of its powers and responsibilities herein to a standing or special committee of its choice or to its manager or managing agent.

The effective date of this Resolution shall be **July 15, 2006**, and shall supercede any previously adopted Policy Resolution regarding LAUREL HILL PARKING REGULATIONS AND ENFORCEMENT.

LAUREL HILL COMMUNITY ASSOCIATION

RESOLUTION ACTION RECORD

Resolution Type: Regulatory/Policy No. 06 -03

Pertaining to: Parking Regulations and Enforcement

Duly adopted at a meeting of the Board of Directors of the Laurel Hill Community Association held 21 JUN, 2006.

Motion by: CHRISTINE MORIN Seconded by: GIB GOODWIN.

VOTE:

		YES	NO	ABSTAIN	ABSENT
<u>[Signature]</u> , Member		X			
<u>Christine Morin</u> , Member		X			
<u>Bill Brown</u> , Member		X			
<u>[Signature]</u> , Member		X			
<u>[Signature]</u> , Member		X			

ATTEST:

[Signature]
Secretary

21 JUNE 2006
Date

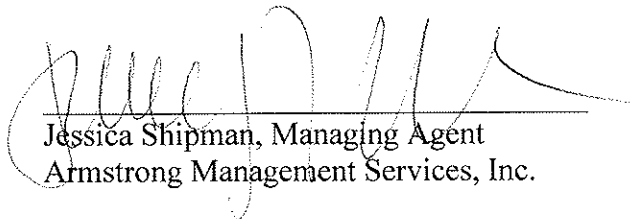
Book of Minutes - 2006

Book Resolutions:	Book No.	Page No.
Policy	_____	_____
Regulatory	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: _____

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Policy Resolution was mailed or hand-delivered to the members of the Laurel Hill Community Association, Inc. on this 1 day of July, 2006.



Jessica Shipman, Managing Agent
Armstrong Management Services, Inc.