

LAKWOOD HILLS NO. 1 COMMUNITY ASSOCIATION
PARKING RULES AND REGULATIONS RESOLUTION

WHEREAS, Article VII, Section 1(a) of the By-Laws of Lakewood Hills No. 1 Community Association (“Association”) grants the Board of Directors (“Board”) the authority to “adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the member and their guests thereon, and to establish penalties for the infraction thereof,” and

WHEREAS, in order to assure equitable parking arrangements as well as safe and attractive parking areas, the Board desires to establish a parking policy:

NOW, THEREFORE, BE IT AFFIRMED THAT the following parking rules and regulations are adopted by the Board:

Section 1. Homeowner Parking Rights. Homeowners in the Association whose assessment accounts are in good standing are entitled to two parking spaces per home for approved motor vehicles. Delinquency or default in the payment of assessments may result in the suspension of parking privileges within the Association pursuant to § 55-513.B of the Virginia Property Owners’ Association Act (“Act”).

Parking spaces shall be as near and convenient to homes as reasonably possible, based on the plan approved by the Board. Each space will bear the address number of the corresponding residence. The number will be painted in black and centered on the curb of each space. The boundaries of each space will be designated by the painted white lines. No signs, initials, or other additions or alterations to these spaces may be painted, displayed, or erected by any homeowner or occupant without the approval of the Board.

Parking in these numbered spaces is restricted to the personal motor vehicles of that household, and their guests. Parking is not permitted in another Association member’s parking spaces without the other member’s permission. Similarly, parking is not permitted outside of the striped-line areas that separate the spaces.

Section 2. Homeowner Parking Responsibilities. Each homeowner is required to comply with the parking rules and regulations (including enforcement thereof) as enacted by the Board. Each homeowner is required to insure that all tenants and guests are fully aware of and abide by the parking rules and regulations. Guests of each household should be directed to park in marked “visitor” spaces or on Golden Ball Tavern Court. Vehicles parked illegally will be towed at the vehicle owner’s risk and expense.

Section 3. Prohibited Vehicles. No commercial truck, bus, or other commercial vehicle of any kind shall be permitted to be kept or parked overnight on any portion of the Property. In addition, no vehicle other than a private automobile may be parked in any parking space maintained by the Association. Prohibited vehicles found parked on the Property are subject to towing at vehicle owner’s risk and expense.

Section 4. Prohibited Vehicle Operation. With the exception of lawnmowers or other machinery approved by the Board, driving or parking of any type of vehicle upon lawns, grass areas, or sidewalks is prohibited. Persons so engaged in any of these activities will be subject to action by the Board and liable for any costs necessary to repair damage to these areas.

Section 5. Improper Parking. Parking in any the following manners is strictly prohibited:

- a. Double parking, which is defined as parallel parking beside another vehicle that is already parallel parked;
- b. T parking, which is defined as parking perpendicular to any marked parking space;
- c. Parking in a fire lane or adjacent to, or in a manner that blocks access to, any fire hydrant;
- d. Parking in a “No Parking” area; and
- e. Parking in a marked parking space in such a way that the vehicle is not completely within the marked space.
- f. Parking in such a manner as to obstruct or block another vehicle.

Any vehicle found improperly parked pursuant to this Section 5 shall be subject to towing immediately and without notice.

Section 6. Enforcement and Liability. Any vehicle found parked improperly or failing to comply with these regulations will be subject to the penalties imposed by these rules and regulations as well as the applicable Fairfax County and Virginia state laws. Such violations will result in the vehicle being towed at the vehicle owner’s risk and expense. Vehicles parked in yellow lanes marked “No Parking” may be towed without warning. Further, any and all costs incurred due to damage to enforcement will be the responsibility of the offending vehicle owner. In the event that a vehicle is towed, the Fairfax County Police will be notified.

The Board shall also have the authority, pursuant to § 55-513.B of the Act, to suspend an owner’s right to use any and all parking facilities including any parking spaces on common areas.

Homeowners and vehicle owners may appeal policy and enforcement actions to the Board. The Board, however, has the authority to enforce the parking rules and regulations prior to review of the appeal.

The Association reserves the right to hold residents legally responsible for any damage caused to the Association Common Area by the use, repair, or maintenance of their vehicle, including any damage that is the result of negligence or violation of these rules and regulations, whether on the part of the unit owner, his family, tenants, visitors, invitees, or agents.

The Association further reserves the right to exercise all other powers and remedies provided by the Association's governing documents and/or the laws of Virginia and Fairfax County. Additionally, all expenses and/or attorney's fees incurred by the Association in enforcing the provisions of this Resolution shall be the sole responsibility of the vehicle's operator/owner.

The Association, its Board of Directors, its employees and agents assume no responsibility for the provision of any security for vehicles parked in the parking areas, and disclaim responsibility for the theft of, or damage to: 1) any vehicle parked or operated on Association Property, or 2) its contents, including personal property.

Section 7. Designation of "Visitor" Parking Spaces. Extra parking spaces in the homeowner parking areas will be designated "visitor." "Visitor" parking spaces may be occupied by guests only. Residents (homeowners and tenants) may not park in spaces marked "visitor" at any time. An attempt will be made to contact the owner of any vehicle parked in a "visitor" space prior to the vehicle being towed from the premises.

Section 8. Parking in the Recreation Vehicle Lot. The Recreational Vehicle ("RV") Lot located at the intersection of Golden Ball Tavern and Grandstaff Courts is for the parking of recreational and commercial vehicles of homeowners, tenants, and guests. Permission to use the RV Lot for these vehicles must be requested of the Board in writing. The request must include: a written description of the vehicle, including make, model, color, license number, and operating condition; the name, address and telephone numbers of the vehicle owner, as well as the related homeowner; and the dates and duration of the intended parking period. Commercial and recreational vehicles are not permitted in numbered parking spaces.

Section 9. Overflow Parking. Homeowners, tenants, and guests may park on Golden Ball Tavern Court as allowed by law.

Section 10. "No Parking" Areas. "No parking" areas include: areas of grass, trees, shrubs, and flowers; sidewalks and curbs; streets and street corners except as otherwise allowed by these rules and regulations and the laws of Fairfax County and Virginia; areas adjacent to handicapped ramps; fire lanes; and areas adjacent to, or in a manner that blocks access to, fire hydrants.

Section 11. Vehicle Requirements. All motor vehicles will display current state and local required license plates and stickers. The presence or absence of required license plates and stickers will not free the vehicle owner of his/her obligation to abide by these rules and regulations.

Non-operational vehicles are not to be kept on the property. All vehicles must be properly maintained so as not to be a hazard or nuisance by noise, exhaust emissions, fuel and other fluid leaks, or appearance. No repair of vehicles is permitted within the Associations' property boundaries.

Vehicles that are obviously not in use (e.g., vehicles being stored) or are in a condition of disrepair (e.g., leaking fluids, bald or flat tires, noisy muffler, rusted body) are not permitted to be parked within the Association's property boundaries. Vehicles that are not in "proper operating condition" as defined by the Fairfax County Code (Chapter 110) may be found in violation of this Code by the Fairfax County Police.

Vehicles not meeting these vehicle requirements that are found parked on the property may be towed at the discretion of the Board, but not before the Management Agent has made an effort to notify the resident of the violation.

This Resolution is effective MARCH 28, 2006. This Resolution is intended to and hereby supercedes any previous resolutions or policies with regard to parking.

Certification

I hereby certify that the foregoing Parking Rules and Regulations, which supersede all prior versions, were duly adopted at a regular meeting of the Board of Directors of the Lakewood Hills No. 1 Community Association, this 28th day of March, 2006.

By: Catherine A. Dues
Secretary, Lakewood Hills No. 1 Community Association
Board of Directors

LAKWOOD HILLS NO. 1 COMMUNITY ASSOCIATION



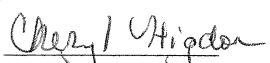
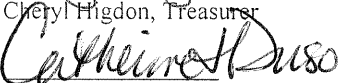
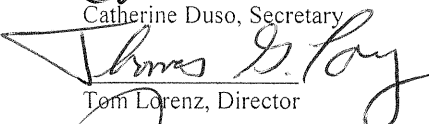

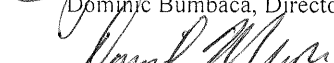
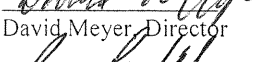

Resolutions Action Record

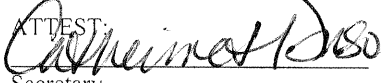
Resolution Type: Regulatory No. 06-01

Pertaining to: Parking Regulations

Duly adopted at a meeting of the Board of Directors held on the 28TH day of MARCH, 2006.

Motion by: JEFF DAVIS-V.P. Seconded by: CHERYL HIGDON-TREASURER

VOTE:	YES	NO	ABSTAIN	ABSENT
 Mary Keene, President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Jeff Davis, Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cheryl Higdon, Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Catherine Duso, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tom Lorenz, Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Debbie Murphy, Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 Dominic Bumbaca, Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 David Meyer, Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bryan Borlik, Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: 
Secretary Date 3-28-06

FILE:
Book of Minutes - 2006
Book of Resolutions:

	Book No.	Page No.
<u>Policy</u>	<u>06</u>	<u>01</u>
Regulatory	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: MARCH 28, 2006.