

# **LAKWOOD HILLS No. 1 COMMUNITY ASSOCIATION**

## **PARKING RULES AND REGULATIONS**

**WHEREAS**, Article VII, Section 1(a) of the By-Laws of Lakewood Hills No. 1 Community Association, hereafter the “association,” grants the Board of Directors, hereafter the “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 Lakewood Hills No. 1 Community Association (LHCA) are entitled to two parking spaces per home for approved motor vehicles. Parking spaces shall be as near and convenient to homes as reasonably possible. Parking in these 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; nor is parking permitted outside of the striped-line areas that separate the spaces.

**Section 2. Homeowner Responsibilities.** Each homeowner is responsible for complying with the parking rules and regulations including the enforcement rights of the Board. Each homeowner is responsible 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 visitor marked spaces or on Golden Ball Tavern Court. Vehicles parked illegally will be towed.

Driving or parking of any type of vehicle upon lawns, grass areas, or sidewalks (except for lawnmowers or other machinery approved by the Board of Directors) is prohibited at any time. Persons so engaged in any of these activities, for any reason, will be subject to action by the Board of Directors and liable for any costs necessary to repair damage to these areas.

**Section 4. Enforcement and Liability.** Any vehicle found parked improperly or failing to comply with these regulations will constitute a violation of the applicable Fairfax County or Virginia State laws, or these rules and regulations. Such violation will make the vehicle involved liable for towing. *Vehicles parked in yellow lanes marked “No Parking” may be towed without warning.* All towing, in accordance with these regulations, will be at the risk and cost of the vehicle owner. Any damage to vehicles moved, towed, etc., shall not be the responsibility of the Board. Further, any and all costs incurred due to damage to common property or the property of another homeowner by a motor vehicle during parking enforcement shall be the responsibility of the offending homeowners. In the event that a vehicle is towed, the Fairfax County Police will be notified.

Homeowners 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 at Board discretion. The Board may take action it deems appropriate regarding the appeal.

**Section 5. Vehicle Requirements.** An approved motor vehicle shall include any passenger vehicle which bears no commercial advertising or license plates. All motor vehicles shall display current state and local required license plates and stickers. 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, and appearance. No repairs or maintenance of vehicles are permitted within the association's property boundaries.

Commercial vehicles and recreational vehicles are not permitted in numbered parking spaces. Recreational vehicles may park in the RV lot located at the intersection of Golden Ball Tavern and Grandstaff Courts. However, in order to maintain control of this area for use by association members only, vehicles parked in the RV lot must be registered with the Association.

Vehicles that are obviously not in use (i.e., being stored) or are in a condition of disrepair (leaking fluids, bald tires, noisy muffler, rusted body, etc.) 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.

**Section 6. Assignment and Designation of Homeowner Parking Spaces.** Each homeowner shall have two assigned and designated parking spaces according to an approved plan of the Board. Each space shall bear the address number of the corresponding residence. The number shall be painted in black and centered on the curb of each space. The boundaries of each space shall be designated by the painted white lines. No signs, initials, or any other additions or alterations to these spaces may be painted, displayed, or erected by any homeowner or occupant.

**Section 7. Designation of "Non-Assigned" Parking Spaces.** Extra parking spaces in the homeowner parking areas shall be designated as "non-assigned." These spaces shall be marked "Visitor." "Non-assigned" parking spaces may be occupied by guests only. Residents (homeowners and tenants) are not allowed to park in spaces marked "Visitor" at any time.

**Section 8. Parking in the Recreation Vehicle Lot (RV Lot).** The RV Lot 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.

**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 consist of: (a) areas of grass, trees, shrubs, and flowers, (b) sidewalks and curbs, (c) street corners except as otherwise allowed, (d) blocking the normal flow of traffic, marked parking spaces (double parking), or vehicles legally and properly parked, (e) handicapped ramps, and (t) fire lanes and hydrants and other marked no parking areas.

"No Parking" areas will be appropriately designated and properly marked by the Board. These areas may be marked by posting signs and/or painting curbs. The Board has the option to involve Fairfax County in the designation of fire lanes. Fire lanes will be designated by yellow painted curbs clearly marked as such.

**Certification**

I hereby certify that the foregoing Parking Rules and Regulations, which supercede all prior versions, were duly adopted at a regular meeting of the Board of Directors of the Lakewood Hills #1 Community Association, this 19th day of September, 1996.

By: \_\_\_\_\_  
Secretary/ Board of Directors