

KEENE MILL WOODS II CONDOMINIUM COUNCIL OF CO-OWNERS

POLICY RESOLUTION 05-001

(Adoption of Regulations and Procedures Relative to Parking Facilities and Assignment of Parking)

WHEREAS, Article V, Section 3(d) of the Bylaws empowers the Board of Directors to promulgate and enforce such rules and regulations and such restrictions and/or requirements as may be deemed proper respecting the use, occupancy and maintenance of the Condominium Project and the use of the general and limited common elements as are designated to prevent unreasonable interference with the use and occupancy of the Condominium Project and of the general and limited common elements by the members; and

WHEREAS, Article X, Section 4(1) empowers the Board of Directors to adopt house rules and other rules and regulations respecting the use of the common elements; and

WHEREAS, the Association's house rules currently impose certain restrictions on parking on the common elements; and

WHEREAS, the Board of Directors has determined that it is necessary to republish and add to such restrictions by adopting a Policy Resolution to update the Council's parking rules; and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Council to adopt a comprehensive parking resolution for the common element parking facilities and to prohibit the parking of certain vehicles to protect the aesthetic appearance of the community.

NOW, THEREFORE, BE IT RESOLVED THAT: the following regulations and procedures are adopted by the Board of Directors for Keene Mill Woods II to provide for the equitable and effective use of the Condominium's parking resources.

I. Parking Assignment

- A. The Board shall assign each owner one reserved parking space on the common elements as near to their unit as practical.
 - I. Under no circumstances shall vehicles that are prohibited herein be parked in a reserved parking space.
 2. Non-resident owners shall be solely responsible for communicating these parking regulations to their tenants and assuring compliance.

3. Owners shall be solely responsible for taking enforcement action to tow any unauthorized vehicle that is parked in the owner's reserved parking space. Vehicles prohibited by Section II of this Resolution and parked in an owner's reserved parking space shall be subject to towing in accordance with Section V of this Resolution.
4. The assignment of a reserved parking space shall not have the effect of converting the parking space to a limited common element and shall be subject to revocation or reassignment in the sole discretion of the Board of Directors
5. All unassigned parking spaces shall be available for parking on a first come, first served basis.

II. Permitted and Prohibited Vehicles

- A. Passenger cars, jeeps, vans, trucks not to exceed % ton payload, and motorcycles are permitted to park in designated parking spaces on the common element parking areas as long as they comply with the all of the provisions of this Resolution. All other vehicles are prohibited.
- B. All vehicles must conform to applicable Fairfax County and Virginia State Codes, ordinances and statutes. All vehicles must bear current license tags, and have all applicable registrations and certifications required by the County and the State. Vehicles that have no license plates, expired license plates, no Virginia inspection sticker, expired Virginia inspection sticker, or expired or no County sticker shall be prohibited.
- C. No junk or derelict vehicle shall be parked in a parking space at any time. All vehicles must be kept in good operating condition at all times. For this purpose, good operating condition shall mean that all parts of the vehicles such as tires, wheels, engine, brakes, windows, top, lights and lenses, exhaust systems, bumpers, etc. shall be maintained in good working order at all times. Any vehicle in violation of this provision shall be deemed inoperable and a nuisance. Any leaking fluids from a vehicle must be cleaned up immediately. Members whose vehicles leak fluid onto the common element parking surface shall be subject to an assessment for the cost of repairing and/or cleaning up the parking surface.
- D. Any recreational vehicle, trailer, trail bike, mobile home, boat and trailer, boat trailer, any truck exceeding % ton payload, motor home or self-contained camper, camper slip-on where the back of the camper is higher than the roofline of the cabin on the truck, pop-up, camp-trailer or tent-trailer or similar recreational vehicle, or any vehicle not defined above which is not used generally by the public for routine transportation, including, but not limited to dune buggies and other off-road vehicles, and other vehicles not licensed for use on the highways of

Virginia, or any private or public school or church bus is prohibited from parking on the common elements except in the specially designated RV Lot, upon the express approval of the Board.

- E. Commercial vehicles, as defined in Chapter 112 of the Fairfax County Code, taxis, limousines, and vehicles with commercial signs, advertising, or visible commercial equipment, are prohibited from parking in the common elements except so long as the driver and any passenger of such vehicle remain actively engaged in a service to a resident of the community. Any such vehicles may be parked in the RV Lot, upon the express approval of the Board.
- F. No vehicle longer than 18 feet or wider than 8 feet may be parked in a parking space or on the common elements.

III. RV Lot Regulations.

- A. The vehicles described in Section II (D) and (E) of this Resolution shall not be parked in the main parking lot from 8:00 p.m. to 7:00 a.m. daily. Commercial vehicles may be parked on the common elements between the hours of 8:00 p.m. and 7:00 a.m. if the driver is actively engaged in service to a resident of the community, and posts a note on the dashboard of the vehicle indicating at which unit he is working.
- B. If there is sufficient space, the vehicles and trailers with wheels as described in Section II (D) and (E) of this Resolution may be parked in the RV lot located between the tennis courts. Boats are only permitted if on an operable trailer. Vehicles requiring more than one space to park shall not be permitted. Vehicles that are eligible to park in the main parking lot shall not park in the RV lot. If they are, they will be subject to towing without notice at the owner's expense. This includes vehicles parked for the use of the swimming pool.
- C. Owners must request permission from management in writing with a description of the vehicle to be parked in the RV lot. Exhibit A to this Resolution is a form which may be used for requesting permission from the management company. Trailers, RVs and boats shall be required to display current license plates and must be in operable condition at all times. The RV lot shall not be used for the storage or repair of any vehicle.
- D. All vehicles shall be parked as closely to the concrete stop block as possible. Parking of buses, oversized trucks, and limousines is prohibited in the RV Lot and anywhere in the community. Vehicles that are in violation of these rules shall be subject to towing without notice at the owner's expense.

IV. Permitted and Prohibited Uses:

- A. Vehicles may only be parked in designated parking spaces in common element parking lots.
- B. No vehicle may be parked in fire lanes, or so as to occupy more than one parking space, or so as to block any sidewalk, or so as to block any vehicle parked in conformance with this Resolution, or so as to prevent ingress or egress of any other vehicle to adjacent parking spaces or the open roadway.
- C. No vehicle may park in "no parking" areas as designated by a yellow curb and/or signs.
- D. Handicapped spaces may be provided for residents on an as-needed basis by making a request to the Board of Directors.

V. Towing and Enforcement

Vehicles violating these parking regulations will be eligible to be towed immediately and without warning, at the sole risk and expense of the vehicle owner. The following course of action shall be taken by Keene Mill Woods II Condominium for the towing of a vehicle from the common elements except as noted for recreational and commercial vehicles:

- A. The Fairfax County Police Department and Fire Marshall have been authorized by the Board of Directors to patrol the streets within the community and to ticket any illegally parked vehicles and/or vehicles without proper license plates, inspection stickers, county stickers and/or that are parked in fire lanes.
- B. Any vehicle parked on the common elements which does not comply with this Resolution shall be subject to the towing provisions of this Resolution at the sole expense and risk of the owner of the vehicle.
- C. Signs shall be posted at the front entrance and throughout the community indicating that towing is enforced within the community.
- D. Owners and/or their tenants shall be solely responsible for towing any unauthorized vehicle from their reserved parking space. Vehicle towing may be initiated by any member of the Council's Board of Directors, the Managing Agent or the Council's employees.
- E. Any vehicle parked in a designated fire lane shall be subject to immediate towing without notice.

- F. Any vehicle parked so as to block or impede another vehicle or sidewalk, or so as to prevent ingress or egress from or to adjacent parking spaces or parking areas or the open roadway shall be subject to immediate towing.
- G. Any vehicle parked in a "no parking area" or parked along a yellow curb shall be subject to immediate towing.
- H. Except for the violations listed in Section V(E)(F) and (G) of this Resolution or in any instance in which a vehicle is parked so as to create a health or safety hazard, the Council shall post a warning notice on any vehicle which is in violation of this Resolution before initiating towing. The warning notice shall be placed on the vehicle and a copy retained for the Council's records. Vehicles posted with warning notices shall be subject to the towing provisions of this Resolution at the owner's risk and expense upon the expiration of seven (7) days from the hour the vehicle is posted with such warning notice, except that any vehicle previously posted with a warning notice for a violation of any of these regulations shall be subject to immediate towing without further notice for the repeated violation.
- I. Any vehicles deemed to be inoperable or a nuisance shall be subject to towing seven (7) days from the date the vehicle is posted with a warning notice for a first offense, and shall be subject to immediate towing without further notice for any second offense of the same type.

VI. Effective Date of Resolution:

The effective date of this Resolution shall be 12:01 a.m. June 1, 2005. This Resolution rescinds, supercedes, and replaces all prior resolutions and house rules regarding parking within the community.

This Resolution was duly adopted by the Board of Directors of Keene Mill .Woods II Condominium Council of Co-Owners this 31st day of March, 2005.

KEENE MILL WOODS II CONDOMINIUM
COUNCIL OF CO-OWNERS

By: Charlene Murphy
Charlene Murphy, Secretary