

KEENE MILL WOODS II CONDOMINIUM COUNCIL OF CO-OWNERS

POLICY RESOLUTION 12-04

(Replaces Resolution 06-001)

(Adoption of Regulations and Procedures Relative to Parking of Recreational Vehicles
in Recreation Vehicle Parking Lot)

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

WHEREAS, the Association's rules and regulations currently regulate parking on the common elements; and

WHEREAS, the Board of Directors has determined that it is necessary to modify the rules and regulations pertaining to the parking of recreational vehicles in the recreational vehicle parking lot ("RV Lot"); and

WHEREAS, Section 55-79.83.B provides the Board of Directors with the power to impose reasonable user fees; and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Council to adopt a policy of imposing a user fee for the parking of recreational vehicles in the RV Lot; it is

NOW, THEREFORE, 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 RV Lot.

I. Parking in the RV Lot:

- A. Subject to compliance with this policy, residents may park and/or store recreational vehicles in the RV Lot. For the purposes of this resolution, the term "recreational vehicles" shall mean any recreational vehicle, trailer, trail bike, boat and trailer, boat trailer, motor home or self-contained camper, pop-up, camp-trailer or tent-trailer or similar recreational vehicle not used generally for routine transportation; provided, however, that boats are only permitted if on an operable trailer.
- B. The term "Recreational vehicle" shall not include buses, oversized trucks, limousines, commercial vehicles or open trailers with visible storage items. These vehicles are not permitted in the RV lot, nor are vehicles requiring more than one space to park or regular vehicles that are otherwise eligible to be parked in the main parking lot. The Board of Directors has the authority to determine whether a vehicle meets the definition of recreational vehicles for purposes of this resolution.
- C. In order to acquire the right to park a recreational vehicle in the RV Lot, the owner of the vehicle must be in good standing with the Condominium,

register the vehicle with the Condominium's management, confirm residency within the Condominium, and pay an annual user fee of \$400 per each recreational vehicle. The user fee shall be due annually by the first day of each calendar year; provided, Residents will be provided a ten-day grace period in which to pay the user fee. If a resident fails to pay the user fee after the grace period, the Association will charge a late fee charge of five dollars (\$5.00) for each ten-day period the user fee is late. If the owner of the unit becomes more than 30 days past due on any condominium assessment, the Association's management shall send one notice to the owner regarding the past due status of the account. The RV owner will have ten days from the date of this notice in which to contest the allegation or pay his or her account in full. The Association reserves the right to tow the RV if the RV owner neither responds nor pays his or her account in full and charge the cost of this towing back to the RV owner's account.

- D. Once a resident has properly registered the vehicle with the Condominium's management and paid the user fee, the resident shall receive access to the RV Lot via a key to the entrance gate of the RV Lot.
- E. Parking in the RV Lot shall be on a first-come, first-served basis, and by assigned, numbered parking space, as available. Should the RV Lot become full, management will establish a "wait-list" for use of the RV Lot. If an assigned space is empty for 30 days or more, it will be assumed that the space has been abandoned and can be assigned to another vehicle unless the management agent has been notified, prior to the expiration of that 30 day period, why the space remains vacant and when the Recreational vehicle will return to the assigned space.
- F. The annual user fee is non-refundable and non-pro-ratable. If a resident no longer wishes to utilize the RV Lot, the resident shall return the key to the Condominium's management and remove the recreational vehicle. The resident will be relieved of future payments of the user fee once management has confirmed that the recreational vehicle has been removed from the RV Lot. The Association will not refund any portion of the user fee for the non-use of the Recreational Lot. Co-Owners who sell their unit will have the parking privilege revoked and must return their key before the day of settlement. Tenants who move out will have their parking privilege revoked and must return their key to the managing agent before moving out. Either an owner or a tenant, but not both, may request permission for parking privileges. Owners will be liable for a \$100 cost to rekey and/or to replace the lock and to make all new keys if they or their tenant does not surrender the key prior to settlement or moving out.
- G. The RV lot shall not be used for the storage or repair of any vehicle.

- H. All recreational vehicles shall be required to display current Virginia license plates and Virginia inspection if required, and must be in operable condition at all times.
- I. All vehicles shall be parked inside the lines of the assigned numbered space.

II. Towing and Enforcement:

- A. Recreational Vehicles violating these parking regulations will be subject to the towing provisions contained in Policy Resolution 05-001.

III. Liability:


- A. The Condominium Association assumes no responsibility for the security of any vehicle parked in the parking areas, and it disclaims responsibility for any damage to any vehicle parked or operated on the Property or any theft there from.
- B. Owners shall be liable to the Condominium Association for any costs incurred by the Association to repair or repaint any part of the parking facilities damaged by the negligence or intentional act of the Co-Owner, his or her tenants, or invited guests. Owners shall also bear responsibility for any fees unpaid by their tenants.

IV. Effective Date of Resolution:

The effective date of this Resolution shall be January 15, 2013.

This Resolution was duly adopted by the Board of Directors of Keene Mill Woods II Condominium Council of Co-Owners this 13th day of December, 2012.

KEENE MILL WOODS II CONDOMINIUM
COUNCIL OF CO-OWNERS

By: 
Vice President

Note on Section I(C): \$400 is the annual user fee, as of January 1, 2019. This was adopted by the Board of Directors at their meeting on November 15, 2018.