

THE UNIT OWNERS ASSOCIATION OF THE CROSSING CONDOMINIUM

POLICY RESOLUTION NO. 2000 - 04

GUIDELINES RELATING TO PARKING AND USE OF VEHICLES ON THE PROPERTY

WHEREAS, Article III, Section 2 (c) and (f), Article X, Section 1 of the Bylaws of The Unit Owners Association of the Crossing Condominium (hereinafter the "Association") grant the Board of Directors the power to adopt, amend, and enforce rules and regulations governing parking on the property by unit owners and their tenants, guests, and invitees;

WHEREAS, Section 55-79.53 of the Virginia Condominium Act, Code of Virginia (1950, as amended) (the "Act"), Article XXI, Section 2 of the Declaration and Article I, Section 2 of the Bylaws charge all unit owners and their tenants, guests, and invitees with compliance with the Declaration, Bylaws, Rules and regulations (the Condominium Instruments") of the Association as amended;

WHEREAS, Article XXI, Section 1 and specifically Subsection 1 (g) and Section 5 establish certain parking restrictions;

WHEREAS, it is the intent of the Board of Directors to enforce the Condominium Instruments for the benefit and protection of the unit owners and their tenants, guests, invitees, and employees by establishing procedures that ensure due process and consistency of enforcement;

WHEREAS, there is a need to establish an orderly procedure that regulates parking and use of vehicles on the property to ensure equitable parking as well as safe and attractive parking areas;

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board duly adopts the following guidelines regarding parking and use of vehicles on the property:

I.

PARKING SPACES

- A. Parking spaces are part of the Common Elements and available on an unreserved, first-come, first-served basis without charge for use of unit owners and invitees, subject to rules as stated herein.
- B. Residents who are members of the military and whose vehicles display out-of-state tags shall advise the Board of Directors through the management company and provide documentation to this effect.
- C. The Board of Directors may require invitees to park only in areas marked for visitor parking.

II.

VEHICLE REQUIREMENTS

- A. All vehicles shall display current Virginia license plates, a current Fairfax City decal, and a current Virginia inspection sticker. Vehicles of persons in the military shall also display applicable, current state tags, and a current Fairfax City decal.

- B. All vehicles on the property shall display the appropriate condominium parking sticker, hang tag or decal as designated by the Board of Directors. Homeowners/tenants shall display resident parking stickers, hang tags or decals in the windows of their vehicles; guests and invitees shall display visitor's parking permits/passes.
- C. All vehicles shall be maintained in proper operating condition so as not to be an obvious hazard or nuisance due to noise, exhaust emissions, fluid leakage, safety or appearance.
- D. In the event that a vehicle is covered, the tags, City decal, inspection sticker, and condominium-parking sticker must be visible and current. If it is impractical for these items to be visible, the owner of the vehicle must notify the Board of Directors through the management company of the status of the vehicle and provide documentation to that effect. The form labeled "Exhibit A" shall be used for this purpose. Additionally, a sticker provided by management must be displayed on the cover if other required stickers and tags are not visible.
- E. No junk, inoperable, stored, or derelict vehicle shall be kept on the Common Elements.

III. XXXXXXXXXX

- A. The aggregate number of motor vehicles that may be parked or stored on the Common Elements by the occupants of any individual unit shall not exceed two (2).
- B. Commercial vehicles, trailers, campers, recreational vehicles or boats shall not be parked on the property.
- C. Vehicles of persons performing service on the condominium property or for a resident may be parked on any part of the parking but only for the period of any required service. No such vehicle is allowed to remain parked overnight.
- D. No vehicle, other than those owned by residents, shall be parked on the Common Elements for longer than 72 hours without written permission from the Board and display of a parking permit.
- E. Only vehicles that display current state handicapped tags or stickers shall be parked in spaces reserved for handicapped parking.
- F. All unit owners, residents, and guests shall observe and abide by any parking and traffic regulations posted on the property by the Association, the City or county authorities. The speed limit on the property shall be 10 mph.
- G. No vehicle shall straddle parking spaces or be positioned in such a manner as to occupy more than one space or impede the parking of another vehicle.
- H. Vehicles shall not be parked in fire lanes, obstruct sidewalks or driveways, and other areas where parking is prohibited.

- I. **Repairing vehicles of any kind shall be prohibited.**
- J. **As stated in the By-laws, washing of vehicles of any kind shall not be permitted unless the Board of Directors, in its discretion, designates an area or areas for such activity.**
- K. **No vehicle shall be parked on the Common Elements with "For Sale" or "Sale" signs in view.**

IV. [REDACTED]

- A. **The management company will administer and manage the Parking Permit System. This includes, but is not limited to replacing lost or damaged permits.**
- B. **Each unit owner shall receive two (2) resident parking stickers and two (2) visitor parking permits. It is the responsibility of homeowners to ensure tenants and guests receive permits and use them appropriately.**
- C. **It is the responsibility of each homeowner who sells a unit to return the parking permits to the management company when a unit is sold.**
- D. **The Board reserves the right to charge a nominal fee of \$10.00 for processing and issuing replacement permits. No charge will be made to a new unit owner if the seller's permits are returned.**

V. [REDACTED]

- A. **Vehicles parked in violation of these guidelines may be towed without prior notice at the expense and risk of the vehicle owner.**
- B. **Violations of the guidelines by any unit owner and their tenants, guests, and invitees are also subject to enforcement under Regulatory Resolution NO. 98-01, Complaint and Due Process Procedures. No hearing shall be required prior to towing for violations of this resolution.**
- C. **In the case of a covered vehicle, the Board/management company reserves the right to lift the cover to determine if state tags and inspection stickers, City decal, and condominium parking tags are in compliance.**
- D. **Penalties for violation of local regulations may be enforced by the locality on Association property independent of remedies pursued by the Association. This includes but is not limited to the City police. The Association may enforce its penalties independent of remedies by the locality.**

VI. [REDACTED]

- A. **The unit owner shall be held responsible and shall indemnify the Association against any liability or damage that may be imposed on the Association as a result of such illegal parking or abandonment and any consequences.**

B. Vehicle and vehicle contents parked on the Common Elements are at the sole risk of the owner. The Association and Management assume no responsibility or liability for damage to or theft of vehicles or theft of vehicle contents.

VII. [REDACTED]

This resolution shall become effective July 1, 2000.

THE UNIT OWNERS ASSOCIATION
OF THE CROSSING CONDOMINIUM

RESOLUTION ACTION RECORD

Resolution Type: Policy NO. 2000 -04

Pertaining to: Parking and Use of Vehicles on the Property

Duly adopted at a meeting of the Board of Directors held 5/22/00, 2000.

Motion by: Jackie Henderson Seconded by: Peggy Bullock

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u>Peggy A. Bullock</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Alicia M. Briet</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Jacqueline Henderson</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Kimberly A Russell</u> Director	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>JACQUES MOURAL</u> Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ATTEST:

Kimberly A Russell
Secretary

5/22/00
Date

Book of Minutes -- 2000

Book of Resolutions:

	Book No.	Page No.
Policy	<input checked="" type="checkbox"/>	_____
Regulatory	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: July 1, 2000.