

**MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION
POLICY RESOLUTION NO. 3
VEHICLE POLICIES**

Relating to the use, parking and storage of vehicles

WHEREAS, Article 4, of the Bylaws states that "The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not required by the Act or the Association Documents to be exercised and done by the members;" and

WHEREAS, in order to assure safe and attractive parking areas, the Board wishes to establish a comprehensive policy with respect to the parking and storage of vehicles.

NOW, THEREFORE, BE IT RESOLVED THAT the following parking policies be adopted by the Board:

I. RESTRICTIONS ON THE PARKING AND STORAGE OF VEHICLES

A. GENERAL

1. The types of vehicles listed in subsections (a) through (i) below may not be parked or stored in open view on residential lots, common area parking spaces, cluster common area parking spaces, or on common area open space or public rights-of-way within the boundaries of the Meadows at Morris Farm community, except in such areas, if any, designated for such purpose by the Board of Directors.

Any such vehicle may be stored in a garage out of open view. Such vehicles may also be temporarily parked in a private driveway for a period not to exceed forty-eight (48) hours.

- (a) Any boat or boat trailer;
- (b) Any motor home or self-contained camper;
- (c) Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck;
- (d) Any mobile home, trailer or fifth wheel vehicle;
- (e) Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance;
- (f) Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Virginia;
- (g) Any vehicle defined as a commercial vehicle by the code of Virginia, including, but not limited to, garbage, refuse or recycling trucks, tractors or trailers of a tractor-trailer truck, tow trucks, passenger buses, "for hire" vehicles, cement trucks and construction equipment. This includes stake bed trucks, flat bed trucks, box trucks and step vans.

- (h) Any vehicle with commercial signs, advertising or visible commercial equipment;
 - (i) Private or public school or church buses.
- 2. Junk or derelict vehicles may not be parked or stored in open view on residential lots, common area parking spaces, streets or on common area open space within the boundaries of the community.
 - (a) A vehicle shall be deemed to be a derelict vehicle if it is missing any necessary parts, such as, but not limited to, tires, wheels, engine, etc., that are necessary for operation of the vehicle on public streets.
 - (b) Vehicles must display current license plates, valid inspection and county stickers, as applicable for the state the vehicle is registered in.

B. COMMON AREA PARKING SPACES

- 1. Unit Owners and their guests are entitled to use common area parking spaces on a first-come, first-served basis, except that the Board of Directors reserves the right to assign parking spaces for owners and visitors at the Board's discretion.
- 2. Vehicles must be parked so as not to obstruct other parking spaces, sidewalks or ingress and egress areas.
- 3. No vehicles other than those clearly indicated as operated by or for a handicapped person shall be parked in spaces reserved for handicapped parking.
- 4. Vehicles may be parked only in designated parking spaces. All vehicles must comply with "No Parking" areas as posted or designated.
- 5. The performance of major repairs to vehicles, including painting and the drainage of automobile fluids, is not permitted anywhere in open view on residential lots or common areas within the boundary of the property.
- 6. Vehicles may not be parked or stored unattended in a hazardous condition, including, but not limited to, vehicles on jacks or blocks.

II. ASSOCIATION NOT RESPONSIBLE

Nothing in this resolution shall be construed to hold the Association or the Board of Directors responsible for damage to vehicles or the loss of property from vehicles parked on the common areas.

III. ENFORCEMENT

- A. The Managing Agent shall have the authority to issue a warning notice to vehicles which are in violation of this parking policy. The notice (Exhibit A of this resolution) shall be placed on the vehicle and a carbon copy retained by the Managing Agent.

- B. TOWING WITH NOTICE: Vehicles parked on common area parking spaces, including cluster common areas, are subject to being towed at the owner's risk and expense, seventy-two (72) hours from the date of tagging, except that any vehicle previously posted for violation of any of these regulations shall be subject to towing without notice for a repetition of said violation and for violations noted in Section III – Enforcement, C.
- C. TOWING WITHOUT NOTICE: Vehicles parked on common area parking spaces, including cluster common areas, are subject to being towed at the owner's risk and expense, WITHOUT NOTICE, if they are parked in marked yellow curbs or firelanes, taking up two spaces, parked on grass/curb, double parked, or in "no parking" zones. The Association's contracted towing company will patrol for these violations 24 hours a day, seven days a week. The Association's contracted towing company will patrol for commercial vehicles from the hours of 12:01 a.m. to 6 a.m. seven days a week.

MEADOW AT MORRIS FARM COMMUNITY ASSOCIATION

RESOLUTIONS ACTION RECORD

Resolution Type Policy No. 3

Pertaining to: vehicle parking

Duly adopted at a meeting of the Board of Directors of Meadows at Morris Farm Community Association, held January 30, 2008.

Motion by: Kim Mackmin Seconded by: Sara Kroll

VOTE:

NAME	OFFICE	YES	NO	ABSTAIN	ABSENT
<u>Richard Dengler</u>	President	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Sara Kroll</u>	Vice President	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Kim Mackmin</u>	Treasurer	<u> </u>	<u> </u>	<u> </u>	<u> </u>

ATTEST:

Secretary

Date

Resolution Effective,

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EXHIBIT A

MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION

**YOU ARE IN VIOLATION OF THE DULY ADOPTED VEHICLE POLICY OF
MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION**

Date: _____ Time: _____

Desc: _____ ID: _____

☐ PROHIBITED VEHICLE TYPE: Vehicle type not permitted to be parked on lots or common area parking spaces.

☐ JUNK, DERELICT OR ABANDONED VEHICLE: Vehicle not in operating condition.

☐ IMPROPERLY PARKED VEHICLE: Occupies more than one marked space, parked in a "No Parking" area, blocking sidewalk, parked on any Common Area or Lot which is not designated for parking, improperly parked in a reserved parking space.

☐ PROHIBITED AUTO REPAIRS: Vehicle left unattended in a visibly disassembled condition.

☐ OTHER:

VIOLATORS ARE SUBJECT TO BEING TOWED AFTER SEVENTY-TWO (72) HOURS FROM THE DATE OF THIS NOTICE AT OWNER'S RISK AND EXPENSE. The Association assumes no responsibility whatsoever for any damage to vehicles towed.

ANY VEHICLE PREVIOUSLY POSTED FOR A VIOLATION OF ANY OF THESE REGULATIONS SHALL BE SUBJECT TO TOWING WITHOUT NOTICE FOR ANY SECOND VIOLATION OF ANY OF THESE REGULATIONS.

FOR FURTHER INFORMATION -- CONTACT
Community Management Corporation at 631-7200

Location Parked: _____ *Date Towed _____

*Posted By: _____ *Time Towed _____

Signature: _____ *Towed By _____

Vehicle Description: _____

The above vehicle was received by and towed to the above location on the above stated date.

By: _____ (Signature of Towing Agent)