

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION
RESOLUTION #2015-01
PARKING RULES AND REGULATIONS**

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September 15, 2015

WHEREAS, Article VIII, Section 8.01, Private Streets and Common Parking Areas, of the Declaration of Covenants, Conditions and Restrictions empowers the Board of Directors to promulgate regulations controlling parking of vehicles in Southlake Landing Townhomes Association; and

WHEREAS, Article VII, Section 7.01(a) of the Bylaws of the Southlake Landing Townhomes Association states that the Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Townhouse Common Area and facilities, the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof; and

WHEREAS, Article VII, Section 7.04, of the Declaration of Covenants, Conditions and Restrictions, provides that no noxious or offensive activity shall be carried on upon the Property, nor shall anything be done thereon which may be of may become an annoyance or nuisance to the neighborhood. No commercial vehicles, other than a commercial van or commercial pickup truck, whether owned by the Lot Owner or any other person, shall be permitted to remain on or be parked on any Lot or Townhouse Common Area overnight. No junk vehicle (as defined in the Prince William County Zoning Ordinance) and no economically irreparable and inoperable vehicles shall be permitted to remain on or be parked on any Lot or Townhouse Common Area; and

WHEREAS, Article VIII, Section 8.01. Restrictions. (a) Private streets shall be used for the purpose of ingress and egress to the Lots, for governmental and other emergency vehicle ingress and egress, and for construction and maintenance of utilities. (b) No act shall be performed by any Owner, his tenants, guests or agents which would in any manner affect or jeopardize the free and continuous use and enjoyment of any other Owner in and to the Private Streets. (c) There shall be no parking within a Private Street at any time except for delivery and/or emergency vehicles, except where permitted under rules and regulations duly adopted by the Board of Directors of the Townhouse Cluster Association. (d) The Common Parking Area is provided for the use of the Lot Owners and their guests. One or more Parking lot spaces are provided for each Lot. The Board of Directors of the Townhouse Cluster Association may assign such spaces to individual lots and may provide for other regulations concerning the use of the parking spaces.

WHEREAS, Article VIII, Section 8.02. Damage or Destruction, In the event that any Private Streets or Common Parking Area is damaged or destroyed: (a) through the act of the Owner or any of his tenants, agents or guests or members of his or their families (whether or not such act is negligent or otherwise culpable), it shall be the obligation of such Owner to rebuild and repair the Private Street or Common Parking Area without cost to the other Owners for that Private Street or Common Parking Area...;

THEREFORE, it is the conclusion of the Board of Directors that the unregulated parking of vehicles, including commercial trucks, commercial vehicles, trailers, and junk cars on Southlake Landing Townhomes Association property is inconsistent with the beneficial use and enjoyment of the properties within Southlake Landing by the residents of the community and that the afore-described parking restrictions are essential to maintaining and preserving Southlake Landing THA common areas; Southlake Landing Townhomes Association does hereby adopt as official policy the attached rules and regulations concerning parking within Southlake Landing THA; and

BE IT FURTHER RESOLVED, that the Board of Directors shall have the authority to grant a temporary variance to the established parking policy providing that all requests for variances are made in writing to the Managing Agent. Variances may be revoked upon any failure to comply with the stipulations of the variance. Homeowners who purchased their home prior to March 31, 1990, and owned a commercial vehicle at that time, are granted a grandfather clause relative to the parking of commercial vehicles in the community.

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BE IT FURTHER RESOLVED, That the attached rules and regulations shall take effect, following distribution to all Southlake Landing THA homeowners and tenants; and shall be enforced as of October 1, 2015. Prince William County Police and Virginia State Police are empowered to ticket, boot and/or tow violators parked in designated fire lanes, designated handicapped parking spaces and/or in violation of any state vehicle registration or titling law.

BE IT FURTHER RESOLVED, that nothing contained herein may prohibit the Board of Directors from amending afore-described parking restrictions in the future. All remedies are deemed to be cumulative. This policy becomes effective on the 1st day of November, 2015, and supercedes all previous resolutions on parking.

Board of Directors
Southlake Landing Townhomes Association

09/15/15.
10 Sep 2015
Date



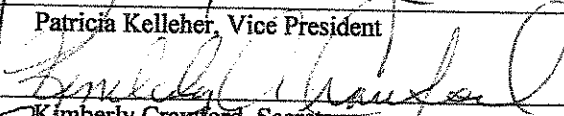
Marie Juliano, President

9/16/2015
Date




Patricia Kelleher, Vice President

10/14/15
Date



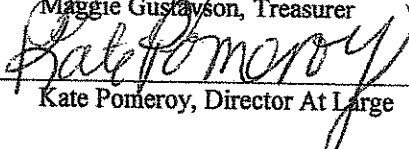
Kimberly Crawford, Secretary

9/10/15
Date



Maggie Gustavson, Treasurer

10/14/15
Date



Kate Pomeroy, Director At Large

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- I. No vehicle shall be parked on common areas in such a manner as to obstruct other parking spaces, or parked in another resident's reserved space without authority.
- II. No vehicle shall park on common areas or in assigned spaces in such a manner as to block one or more vehicles, or occupy more than one space.
- III. No vehicle shall park as to block or impede access to mailboxes and sidewalks.
- IV. No vehicle shall park in a fire lane, or in fire turn-arounds, as designated by Prince William County Department of Fire and Rescue. A yellow curb and/or signage marks these areas.
- V. No vehicle may park parallel to any curb on any townhome street in Southlake Landing with the exception of Montview Drive. [Of particular note, townhome owners, tenants and visitors are reminded that parallel parking is not permitted on any portion of Widewater Drive.] No vehicle shall park on lawns or grassy areas, sidewalks, walkways or patio areas, or park in designated handicapped parking spaces without designated handicapped license plates, decals or special parking permits from the Department of Motor Vehicles, or park in any other common area without written authorization of the Southlake Landing Townhomes Association Management Agent or other official appointee of the Board of Directors.
- VI. No signs, initials, numbers or any other alteration to parking spaces may be painted, marked or erected by any lot owner, resident, tenant or guest. Only those owners or tenants, residents or guests to whom the authority to park in the owner's reserved spaces has been designated, may park in the designated reserved spaces for that lot.
- VII. Southlake Landing homeowners, residents, occupants, tenants, and guests shall not park boats, recreational vehicles, boat trailers, or any other trailers, in any parking space in Southlake Landing, except as provided herein or as authorized in writing by the Southlake Landing Townhomes Association management agent, or other official appointed by the Southlake Landing Townhomes Association Board of Directors. Boats, recreational vehicles and trailers can be parked for a period not to exceed ten (10) hours for the sole purpose of loading and unloading.
- VIII. Trucks and commercial vehicles are permitted temporary access to Southlake Landing Townhomes streets and parking areas if they are delivering to, or furnishing services to a home, provided that the vehicle is not parked within Southlake Landing for more than ten (10) hours in any twenty-four (24) hour period. Trucks and commercial vehicles owned by or assigned to homeowners, residents, occupants, or tenants may only occupy a parking space within Southlake Landing for no more than one (1) hour for the purposes of loading, unloading or washing. Violators are subject to towing without notice.
- IX. Except for trucks or commercial vehicles, as reference in paragraph VIII above, no truck or commercial vehicle other than a standard size van or pick-up truck that will fit wholly within a parking space shall be parked on any common areas, streets, lots or building site, except wholly within a garage.
- X. Inoperable or abandoned vehicles, as defined by Virginia State law and the Prince William County Code, shall not be parked on Southlake Landing property. Vehicles which leak fluids pose a hazard to the community asphalt and may lead to toxic runoff into the storm sewers, and thus, such vehicles may not be parked in Southlake Landing Townhomes Association. In addition, all vehicles shall be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearance, as determined by the Board of Directors. Vehicles not used on a weekly schedule are not allowed to be stored in the community.

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- 1) Through the act of the owner or any of their tenants, agents, guests or members or their families (whether or not such act is negligent or otherwise culpable), it shall be the obligation of such Owner to rebuild and repair the Private Street or Common Parking Area without cost to the other owners of that Private Street or Common Parking Area.
 - 2) Other than through the act of an Owner, his tenants, agents or guests or members of his or their families (including any damage or deterioration due to ordinary wear and tear and lapse of time), it shall be the obligation of all Owners of the Townhomes Association to rebuild and repair such Private Street or Common Parking Area. The maintenance reserve provided for in the **Declaration of Covenants, Conditions and Restrictions, Article IV, Section 4.03**, is designed to provide for repair of its private streets and parking areas that require repair due to deterioration from ordinary wear and tear and lapse of time and is not designed to repair damage which is attributable to a Lot Owners' or his tenants', agents' guests', or family's intentional acts or negligence.
- XI. Visitors Parking** is provided for the use of Southlake Landing Townhomes Association guests. Homeowners and residents should not abuse the visitor parking spaces (e.g. homeowners and residents are required to not park their vehicles in visitor parking while their allocated driveways, garages and parking spaces remain unused and available for parking.) Homeowners and their tenants are requested to utilize their allocated parking spaces first in order to maintain spaces for all visitors. Vehicles parked for over 24-hour continuous period in any visitors parking spaces are subject to towing, after notification with parking violation sticker and/or notice placed on vehicle by management agent. **Visitors spaces are not intended to be storage areas for a third vehicle. Moving the vehicle to a different visitors parking space does not reset the 24-hour clock. Again, visitors parking is not intended for, nor shall it be used as, a vehicle storage area.**
- XII. P.O.D.S.:** Nothing shall be stored upon any parking space, nor shall the same be permitted to accumulate trash or debris. For the purpose of moving either into or out of a property in Southlake Landing, a portable storage container such as a Portable On Demand Storage (P.O.D.S.) unit or trailer may be placed or parked in a space assigned to that property. Permission to do so **must be requested and approved in advance** by the Board of Directors. The temporary storage unit or trailer may only be in the parking space for a **maximum of three days** and must fit within the area of said parking space. Storage units or trailers larger than the parking space are not allowed.
- XIII. Persons authorized to contact the Towing Agent for parking violations are outlined below:**
- 1) **For violations where a resident's designated parking space is occupied and/or blocked by an unauthorized vehicle as outlined in paragraph I, II, III, the resident is authorized to contact the Towing Company.** (Residents should be prepared to furnish model, color, license tag number of vehicle and allocated space number.)
 - 2) **For all other violations as outlined below, only Southlake Landing Townhomes Association Management Agent and/or Board of Directors or other official appointee of the Board of Directors may authorize or initiate towing:**
 - (a) Parking on Common areas;
 - (b) Parking in a visitor's space in violation of the restrictions as set forth in paragraph XI.

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- 3) For violations of parking in a designated fire lane, residents may call the management company and/or Prince William County Police Department at 703/792-6500. The Prince William County Police are authorized to enter any fire lane for the purpose of enforcing the "No Parking of Standing" provisions. Any police officer or representative of the Fire Marshal's Office who finds any vehicle in violation shall have the authority to remove such vehicle at the owner's expense.
- XIV. **The Towing Agent for Southlake Landing Townhomes Association is: Dominion Towing, 703-730-6610**, with principal office and secured storage lot located at 2630 Hanco Center Drive, Woodbridge, VA. 22191. The Towing Agent is responsible for notifying the Prince William County Police Department of all pertinent and required information concerning the vehicle removed from Southlake Landing property. Signs providing the phone number of the Towing company or Prince William County Police Department have been posted at each entrance. Vehicles may be towed immediately and without warning from the property, and stored at the vehicle owner's risk and expense if parked as prohibited by this Resolution or if deemed hazardous or could cause damage or injuries as determined by the Board of Directors.
- XV. Homeowners and residents are responsible for their renters' and visitors' compliance with the Southlake Landing Townhomes Association Parking Rules and Regulations. If a homeowner, resident, tenant or occupant have visitors and do not ensure that their visitors obey the parking regulations set forth by the Board of Directors, they will be subject to loss of their parking privileges, special assessment, or whatever action the Board deems appropriate.
- XVI. Motorized vehicles are to be operated in accordance with existing county, state and federal regulations. Drivers will control and operate their vehicles in a safe and prudent manner. The speed limit in Southlake Landing THA is 15 miles per hour, and is not to be exceeded.
- XVII. For any violation of the Southlake Landing Townhomes Association Parking Regulations, a homeowner, resident, occupant, or tenant may be subject to having their vehicle towed without notice. Repeat offenses may result in the revocation of parking privileges within the Association's property.
- XVIII. The Board of Directors, or its' designated committees, Management Agent, or towing contractors (if directed by the Board of Directors in writing) shall identify vehicles in violation of the established parking policy for towing at the vehicle owner's risk and expense. Vehicles may be towed immediately without warning from the property, and stored at the vehicle owner's risk and expense if parked as prohibited by this Resolution, if deemed hazardous, or could cause damage or injuries as determined by the Board of Directors. The name and telephone number of the towing company authorized to tow vehicles is posted at front entrances, if any resident wishes to have a vehicle towed from his/her space, or the Prince William County Police Department after a vehicle has been towed.
- XIX. Nothing in this Resolution shall be construed to hold Southlake Landing Townhomes Association, its Board of Directors, employees, committees or management designees responsible for damage to vehicles or loss of property from vehicles parked on common areas belonging to Southlake Landing Townhomes Association. Vehicle and vehicle contents parked on the parking areas and the common areas are at the sole risk of the owner(s) thereof.

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Definitions:

"Truck" means any powered source of transportation which has a gross vehicle weight in excess of 8,500 pounds or which has a cargo bed in excess of 34.5 square feet. Notwithstanding, and in addition to the foregoing, the following are each deemed to be a "truck" for the purposes of these regulations:

- (A) Any vehicle with commercial lettering;
- (B) Any vehicle with roof or side racks designed to hold ladders or other construction apparatus, regardless of whether such apparatus are present;
- (C) Any vehicle which uses wood, metal, or other materials to extend the height of the sides or to increase cargo capacity; and,
- (D) Any vehicle which has, as its primary purpose, the towing of other vehicles, the removal of snow, or which clearly is not intended to be used for personal transportation purposes.
- (E) Includes vehicles with four or more rear wheels and/or vehicles equipped for obvious commercial uses.

"Large and/or Overweight Vehicles" means vehicles, whether marked or unmarked, with a gross vehicle size in excess of 784 cubic feet (16'x7'x7') or with a gross vehicle weight in excess of 8,500 pounds. Vehicles longer than the standard parking space are not permitted.

"Commercial Vehicle" means any vehicle, regardless of capacity, with commercial or government agency lettering or insignia or which displays advertising letters or symbols, whether temporarily or permanently affixed to the vehicle, except for law enforcement and fire and rescue vehicles; any vehicle with a rated carrying capacity of 2,000 pounds or more; any vehicle regardless of capacity, which displays or which is licensed as a "for hire" vehicle; garbage trucks, tractors or trailers; dump trucks; tow trucks; passenger buses; cement trucks; construction equipment; and commercial vehicles more than 16 feet long including stake bed trucks, flat bed trucks, box trucks and step vans. Law enforcement and fire and rescue vehicles kept within Southlake Landing on a regular basis shall park in accordance with these regulations with respect to the parking of personal vehicles.

"Trailer" means any device that is not self-propelled, but which is designed for and capable of being pulled upon the public roadways by a motorized vehicle, such as boat trailers, utility trailers, mobile homes, and pop-up campers.

"Inoperable motor vehicle" shall mean any motor vehicle, which displays neither valid license plates or a valid Prince William County inspection decal, is not in operating condition, or which for a period of twenty-four (24) consecutive hours or longer has been partially or totally disassembled.

"Resident" shall mean anyone whose name appears on the properties' mortgage or lease papers:
(a) to be in residence as the incumbent of a benefice or office. (b) to dwell permanently or continuously: occupy a place as one's legal domicile.

"Tenant" shall mean anyone who is an occupant or dweller of a town home in Southlake Landing THA, but whose name does not appear on the deed. Tenants include spouses, parents, children, relatives, and long-term guests: (a) one who holds or possesses real estate or sometimes personal property (as an annuity) by any kind of right. (b) one who has the occupation or temporary possession of lands or tenements of another, *specifically*: one who rents or leases (as a house) from a landlord.

"Occupant": one who occupies a particular place; *especially*: Resident.

"Long term guests" shall mean any occupant or dweller not normally residing at the residence but who has been residing at the residence for a period over one week, but less than thirty days.

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“Recreational Vehicles”

No recreational vehicle may be parked or stored in open view on residential property, public or private streets, or on open space, except as specifically provided by the HOA. Commercial storage is available locally. Commercial vehicles may be stored totally within garages.

The Board of Directors has defined "recreational vehicle" as follows:

1. Any boat or boat trailer.
2. Any motor home or other self-contained camper.
3. Any camper slip-ons where the camper backs are higher than the roof line of the truck cab.
4. Any mobile home, trailer or fifth wheel trailer.
5. Any pop-up camp/tent trailer or other similar recreation oriented portable or transportable facility or conveyance.
6. Any other vehicle not defined above which could not normally or regularly be used for daily transportation including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.
7. Any trailer.

“Damaged Vehicles” Unsightly Vehicle/Body Damage, defined as damage where the body or windows of the vehicle are broken, severely dented, crumpled, badly rusted, or where parts are missing, disassembled or hanging from the vehicle, or where one or more of the tires of the vehicle are flat or missing. Wooden enclosures may not be added to extend truck beds.

“Unlicensed Vehicles” Vehicles with expired license plates or inspection decals.

“Repairs” Vehicles are not to be constructed, reconstructed, fluids and oils changed, repaired or kept on jacks, jack-stands or other forms of lifts on any property or street within Southlake Landing in such a manner as to be visible from neighboring property.

“Visitor / Visitor Vehicle” A visitor and/or visitor vehicle in Southlake Landing is an individual (and his/her vehicle, whether owned, borrowed or merely operated) who does not own, rent or otherwise reside in Southlake Landing and who visits no more frequently than once every seven-day period, and who on each visit occasion remains in the community for less than 24 hours. Such visits shall not be on consecutive days.

“Long term guests” shall mean any occupant or dweller not normally residing at the residence but who has been residing at the residence for a period over one week, but less than thirty days.

“Visitors Parking” is parking within Southlake Landing designated by the Association as being available on a first-come, first serve basis. It is not intended to be a storage area for a third vehicle. This means that if a residence has three active drivers who are driving three vehicles on a daily basis, then one vehicle may be parked in a visitors space ONLY after occupying allocated parking spaces first. If a residence has only two active drivers and three vehicles, then the third vehicle may *not* be parked in visitors parking, because to do so would in effect be storing the vehicle. Vehicles parked in visitors parking must not be left in a visitors parking space for more than 24 hours. Vehicles brought to the attention of the Association that have been stored for more than 24 hours may be towed after a parking violation sticker has been placed on the vehicle. **Moving the vehicle to a different overflow parking space does not reset the 24-hour clock. Again, Visitors Space parking is not intended for, nor shall it be used as, a vehicle storage area.**