

**WINDSOR MEWS OWNERS ASSOCIATION, INC.**  
**POLICY RESOLUTION NO. 2012-003**  
**VEHICLE PARKING**

Relating to the use, parking and storage of vehicles

WHEREAS, Article 4, Section 1 of the Association's 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 to be exercised and done by the members; and

WHEREAS, Article 7, Section 7.4 of the Declaration for the Windsor Mews Owners Association, Inc. ("Declaration"), as amended provides that all parking spaces located in the Common Area shall be used by the Owners for self-service parking purposes on a "first-come, first served" basis, except as the Board of Directors may otherwise determine, and that the Board may limit the number of parking spaces used by an Owner, assign parking spaces or designate guest parking; and

WHEREAS, Article 8, Section 8.3 provides that the Board of Directors shall have the power to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the Property or of any portion thereof; and

WHEREAS, Section 55-513 of the Virginia Property Owners' Association Act, as amended, allows the Association, after notice and an opportunity for a hearing, to suspend a lot owner's right to use facilities or services for nonpayment of assessments and to assess charges against any member for violations of the Declaration or Rules and Regulations for which the member, or his family members, guests or other invitees are responsible; and

WHEREAS, in order to assure safe and attractive parking areas, the Board previously adopted Policy Resolution 2008-03 pertaining to the parking of vehicles; and

WHEREAS, the Board has determined it necessary to adopt additional rules pertaining to double parking within the Association.

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

I. ADDITIONAL RESTRICTIONS ON THE PARKING OF VEHICLES

1. As stated in Policy Resolution 2008-03, double parking, parking in fire lanes, parking in any area not designated for parking, or parking in any manner not permitted by the Association's governing documents or rules and regulations, is prohibited. Other types of prohibited parking are: parking and obstructing or blocking sidewalks or access routes to Common Areas or lots, and parking on lawns or other portions of the Common Areas not specifically designated as parking areas.
2. For purposes of clarification of the above, the following are not permitted:
  - a. Parking a vehicle (or more than one vehicle) in a private driveway such that the rear of such vehicle protrudes into the street;
  - b. Parking a vehicle (or more than one vehicle) in a private driveway such that the rear of such vehicle obstructs or blocks the sidewalk or access routes to Common Areas (i.e. driveway aprons);
  - c. Parking a vehicle (or more than one vehicle) in a private driveway such that the vehicle creates an obstruction or hazard for neighboring lot owners when backing out of such neighboring lot owners' driveways;
  - d. Parking in a fire lane for any length of time.
3. An improperly parked vehicle is subject to immediate towing at its owner's expense without notice.

II. ENFORCEMENT

- A. The Managing Agent and/or the Board of Directors shall have the authority to contact the current contracted towing company to remove vehicles that are in violation of the parking resolution.

- B.. The Association has contracted with a licensed towing company to assist in the enforcement of the resolution. The towing company will drive through the neighborhood on a regular basis and will enforce the parking rules defined in the resolution.
- C. The Board of Directors may impose the actual costs of repairing damage and rules violation assessments not to exceed \$50.00 per incident or \$10.00 per day, or the maximum amounts allowed by law, in the event of a violation or until the violation is corrected.
- D. The Board of Directors shall have the authority to grant a temporary variance to the established parking policy provided that all requests for variances are made in writing to the Managing Agent. All variances, if granted, must be granted in writing, abating the grounds for the recues and shall not exceed thirty (30) days. Variances may be revoked upon any failure to comply with the parking regulations.
- E. All remedies are deemed to be cumulative.

These vehicle policies shall become effective on October 1, 2012.

**WINDSOR MEWS OWNERS ASSOCIATION, Inc.**

**RESOLUTIONS ACTION RECORD**

Resolution Type \_\_\_\_\_ Policy \_\_\_\_\_ No. 2012-003

Pertaining to: Vehicle policies

Duly adopted at a meeting of the Board of Directors of the Windsor Mews Owners Association, Inc., held 8/20, 2012.

Motion by: Hussman Seconded by: [Signature]

OFFICER	TITLE	YES	NO	ABSTAIN	ABSENT
<u>Juarcumbas</u>	Director	X			
<u>[Signature]</u>	Director	X			
<u>[Signature]</u>	Director	X			
<u>Calvin [Signature]</u>	Director	X			
	Director				

ATTEST:

[Signature]  
Secretary

8/20/12  
Date