

# Point of Woods East Homeowners' Association

## Section 2

### Parking at Point of Woods East

2.0 **General:** In an effort to maintain the appearance of our neighborhood, the Board of Directors has established rules which are intended to exclude from Point of Woods East those vehicles which detract from the appearance of the neighborhood by their obvious design or use for commercial purposes or their display of equipment, tools or supplies which are designed or intended for commercial purposes. Vehicles must also be in a fully operable condition; jacked or blocked vehicles are not allowed on the property. Authorized vehicles and parking areas are defined as follows:

2.1. **Approved Vehicles:** Vehicles listed below are approved by the Point of Woods East Homeowner Association and may be operated and parked within the development as indicated below. All other vehicles are prohibited by Point of Woods East HOA and must not be parked or operated upon the property.

2.1.1. Passenger Vehicles: Vehicles such as sedans, station wagons, vans, minivans, and sport utility vehicles of less than 3/4 Ton load carrying capacity which are intended solely for the purpose of transporting people and which contain no commercial markings or equipment. These vehicles, regardless of type, may not be registered as commercial vehicles or vehicles for hire.

2.1.2. Passenger Trucks: Pickup trucks 1 ton capacity or under that do not have commercial markings, stake, dump or other special purpose body, racks for tools or other appurtenances. Passenger trucks are under twenty-two (22) feet long and less than 98" wide exclusive of mirrors. The uncovered bed or cargo area of these vehicles are not used for the prolonged storage of material, equipment or supplies while parked. These vehicles may have manufactured bed caps.

2.1.3. Recreational Vehicles: Recreational vehicles are vehicles of any type which have been designed or modified for uses other than carrying people on streets, roads or highways. Trailers (of any type), motor homes, boats, dirt or trail bikes, four or three wheeled vehicles which are designed for off-road use and other similar vehicles shall be considered recreational vehicles. Vehicles registered as Antique or Classic, which are for the purpose of show or parade only, are also considered Recreational Vehicles at Point of Woods East. See Section 2.2.3 for approved parking locations for these vehicles.

2.1.4. Motorcycles: Vehicles registered as motorcycles in any state which have not been modified for competition in off road events.

2.1.5. Mopeds: Mopeds operated by persons at least 16 years of age and in accordance with all Virginia motor vehicle regulations. Mopeds may not be operated on sidewalks or common areas other than paved streets.

2.1.6. Service Vehicles: Vehicles used by firms or tradesmen engaged in deliveries, maintenance, or repairs in Point of Woods East. These vehicles may be of any type or size and must be properly registered licensed and insured for the type of work



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being performed. These vehicles are used at Point of Woods East for a limited time only and are not parked on the premises overnight. Such service vehicles, when operated for legitimate service purposes, shall not be subject to any parking restrictions. Tradesmen must, however, always consider the need for immediate emergency access by fire, rescue and police and make every effort not to block ingress or egress routes for emergency vehicles.

2.1.7. Disabled, Abandoned or Junk Vehicles: Vehicles in such condition that it is apparent that they cannot be safely driven are not permitted anywhere on Point of Woods property. These vehicles are generally characterized as disabled, non-running, jacked or blocked. Vehicles that both appear non-drivable and have such other indicators as license plates expired, inspection stickers expired or visible damage including multiple flat tires are considered derelict vehicles that will be subject to towing at the owner's expense.

2.1.8. Exceptions: Any emergency response vehicle such as police, sheriff, fire or rescue, first responder, State/County vehicle or any emergency entity in the performance of its official duties shall not be required to display a hang tag during the emergency.

2.2. **Parking Areas**: Parking areas in Point of Woods East HOA are identified as follows: Numbered Spaces-parking spaces that have been assigned by the Homeowners Association to each homeowner. There are two (2) numbered spaces per townhouse at Point of Woods East. These spaces are not owned by the individual Homeowners, but rather are part of the common area which is managed and controlled by the Board of Directors. These spaces are intended for the use of the Homeowners, their tenants or guests for parking vehicles that are approved by the Association. Other uses of these spaces may be approved by the Board from time to time provided that such use does not present an undue hazard for children using such parking areas for play or present an unreasonable risk of damage to nearby vehicles parked in their appropriate spaces.

a. Recreational vehicles may be parked in numbered spaces for loading or servicing for a period not to exceed four (4) days. Vehicles so parked must be contained within the space so as not to impede movement on the street or sidewalk.

b. An uncovered truck bed may not be used for storage of mopeds, motorcycles, off-road vehicles, lawn equipment, construction materials or equipment.

c. Storage Containers: Storage containers such as PODS may only be placed in reserved parking spaces in accordance with Section 4.9 of this handbook.

2.2.1. Numbered Spaces:

Vehicles must be registered with the Association. Vehicles owned or operated by residents that are parked on Point of Woods East property must be registered with the Management Company and at all times must display an issued resident parking hang tag displayed visibly hung from the rearview



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mirror. Within ten (10) days after purchasing a unit or within ten (10) days after an occupant/resident obtains a new vehicle that will be parked within the Point of Woods East property, the Unit Owner must register the vehicle with the Association's Managing Agent. Any vehicle not displaying a parking permit while parked or otherwise located on the Point of Woods East property shall not be an approved vehicle and will be towed at the expense of the owner.

Association-issued Parking Hang Tags: Each homeowner will be issued two (2) resident permit hand tags and one (1) visitor hang tag. If any parking hang tag is lost or stolen, the Resident must immediately contact the Management Company in writing or visit their office. Replacement parking hang tags are available at a cost of fifty dollars (\$50.00) per hang tag.

2.2.2. Visitor Parking Spaces: Vehicles parked in visitor parking spaces are reserved for resident visitors. Visitors must obtain a visitor hang tag from the resident they are visiting and display the visitor hang tag on their rearview mirror at all times while visiting the resident.

2.2.3. Recreational Vehicle Lot: The Recreational Vehicle Lot which is located at the end of Point of Woods Dr. provides space for residents to park recreational vehicles as defined in Section 2.1.3. All vehicles parked in the Recreational Vehicle Lot must meet the requirements of Section 2.0 be registered with the HOA and approved for parking in the Recreational Vehicle Lot. The HOA will assign a numbered space in the lot for each authorized vehicle approved by the Board. Should more requests for parking be received than space allows the Board shall adopt a lottery style selection each calendar year during the Annual meeting.

a. The Recreational Vehicle Lot or spaces therein shall not be used for the storage of any materials, equipment, refuse or anything other than a registered recreational vehicle or utility trailer in an assigned space.

2.2.4. Antique or Classic Vehicles: Antique or classic vehicles may be allowed parking in the Recreational Vehicle Lot on a space-available basis. These vehicles shall have last priority for such spaces and should all available spaces for other vehicles be occupied, a lottery will be held and selected Antique/Classic vehicles will have to be moved within 30 days to make room for other vehicles.

2.2.5. Open Parking Spaces: Vehicles parked in an open parking space must display at all times a current, valid hang tag or visitor hang tag. Open parking spaces are unmarked and are available for use by residents and their guests on a first come, first served basis.

2.2.6. No Parking Areas are designated by yellow curbs. No vehicles of any type will be allowed to park in these areas. Vehicles must not park in the designated fire lanes. Parking on the grass or other areas that are not specifically designated for parking is prohibited.



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2.2.7. No Double Parking: double parking is prohibited by the HOA and is prohibited under Manassas City Ordinances and the City of Manassas may ticket vehicles so parked.

2.3. **Vehicle Movement within Point of Woods**: All vehicles that are operated upon the streets of Point of Woods shall be operated in a safe manner. Specific requirements include but are not limited to the following:

2.3.1. The speed limit on all Point of Woods' streets is 10 mph.

2.3.2. Driving on any surface other than paved streets is prohibited.

2.3.3. Abrupt starts or other unsafe vehicle operations are prohibited.

2.3.4. All City of Manassas, Commonwealth of Virginia, and Point of Woods East vehicle regulations must be adhered to while on Point of Woods property.

a. When in conflict, the most restrictive regulation or rule shall apply. All vehicles must come to a full stop at each Point of Woods stop sign.

2.3.5. Damage to parking or common areas: Vehicle owners are responsible for any damage caused to parking areas or any common areas owned and controlled by the HOA. To limit such damage the following rules apply:

2.3.6. Prohibited Vehicular Activities: The following activities related to vehicles are prohibited on and anywhere within the Property.

a. The draining and/or changing of any fluids, including but not limited to motor oil, transmission fluid and/or power steering fluid is strictly prohibited;

b. The draining and/or flushing of radiators is strictly prohibited;

c. Any disassembly of a motor vehicle or any of its components is strictly prohibited;

d. Any body work on a vehicle or any repairs of any kind of a vehicle are strictly prohibited; and

e. Parking a vehicle leaking any fluid onto the Property is strictly prohibited.

2.3.7. Suspension of Parking Privileges Due to Delinquency: For assessment accounts that are more than forty-five (45) days past due, the Board may suspend the right to park on the Property. The suspension applies not only to the Resident but also to all occupants of, and visitors to the Owner's Residence. Suspension will remain in place until the assessments are paid in full, unless a different arrangement is agreed to by the Board as part of an approved payment plan to settle/pay off the debt. Once parking privileges are suspended, written notice of suspension will be hand delivered or mailed to the address of record of the Owner. Vehicles in violation of suspension become subject to immediate towing at the vehicle owner's sole risk and expense. It is the Owner's obligation to inform his/her family members, guests, tenants, etc. of the suspension.

## ADDENDUM

### VISITOR PARKING SPACES/OPEN PARKING SPACES/ PARKING INFORMATION

SEPTEMBER, 2017

Pursuant to Rule 2.2.2 in the Homeowner Rule Book, 2016 Edition, Page 12, **Visitor Parking Spaces** are defined as parking spaces throughout the development which are marked "VISITOR" intended for use only by visitors coming to visit residents at Point of Woods East.

For purposes of this section, a visitor is any person who does not remain overnight at Point of Woods East more than three (3) days in any week. VISITOR hang tags issued by the Homeowners Association must be displayed in the front windshield of the visitor vehicle and must be visible from the front of the vehicle.

Visitor spaces are not for use by Homeowners or tenants and are intended only for short term parking of **less than forty-eight (48) hours**. Extended VISITOR parking will require notification to the Board of Directors and must include the license number of the visitor's vehicle, the date of arrival and the date of departure for the visitors. Visitor spaces are provided on a first-come, first-served basis and approval for long term visits does not reserve or guarantee the availability of such spaces.

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Pursuant to Rule 2.2.5 in the Homeowner Rule Book, 2016 Edition, Page 12, **Open Parking Spaces** are defined as unmarked and available for use by residents and their guests on a first-come, first-served basis.

Open parking spaces are intended only for short term parking of **less than seventy-two (72) hours**. A visitor or resident hang tag issued by the Homeowners Association must be displayed in the front windshield of the vehicle and must be visible from the front of the vehicle.