

UNIT OWNERS ASSOCIATION OF GEORGIAN HAMLET, A CONDOMINIUM

POLICY RESOLUTION # 2017-03

PARKING POLICIES

(Amended)

WHEREAS, Article IV, Section 2 of the Bylaws of the Unit Owners Association of Georgian Hamlet, A Condominium ("Bylaws") provides that, "The Board shall have the powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not by law or by Declaration or by these Bylaws directed to be exclusively exercised by the Association";

WHEREAS, Article IV, Section 2(a) of the Bylaws empowers the Board of Directors to establish Rules and Regulations for the use of the Common Elements;

WHEREAS, Article VII, Section F of the Declaration of Georgian Hamlet, A Condominium ("Declaration"), as amended, provides the Board with the authority to adopt reasonable rules and regulations governing the use of parking spaces;

WHEREAS, Article XII, Section B of the Declaration prohibits Unit Owners from displaying any signs in or on property of the Condominium;

WHEREAS, Article XII, Section K of the Declaration provides that, "Parking by Unit Owners, tenants, guests, and invitees on the General Common Elements shall be according to the Rules and Regulations of the Association";

WHEREAS, Article XII, Section J of the Declaration, as amended, prohibits certain types of vehicles from being parked on the property and provides the Board with the authority to tow vehicles from the property that are found to be improperly parked;

WHEREAS, Article XII, Section L of the Declaration states that the Association shall not be considered a bailee of vehicles parked on the Common Elements and shall not be responsible for any loss or damage thereto; and

WHEREAS, the Board deems it is in the best interest of the Association, for the benefit and protection of all members, to adopt amended rules and regulations governing parking on the property and to establish procedures for the enforcement of such parking rules and regulations.

NOW THEREFORE BE IT RESOLVED THAT the Board of Directors adopts the following policies regarding the parking and use of vehicles on the property as part of the Association's Rules and Regulations, which hereby supersede and replace any and all prior policies, rules and regulations pertaining to parking and use of vehicles:

I. PARKING RIGHTS

Reserved Parking Spaces: In accordance with amended Article VII, Section F of the Declaration, the occupants of each Unit in the Condominium, whether they are owners or tenants, shall be entitled to the use of one reserved parking space for that Unit, on which only Approved Vehicles, as defined herein, may be parked, together with a right of ingress and egress to that space over the Common Element parking area.

Residents are expected to use their reserved parking space before parking a motor vehicle in any unreserved space in the community. Hang tags and permits are not required to be displayed on vehicles parked in the Unit's reserved parking space.

Unreserved Parking Spaces – Hang Tags/Decals Required: Only Approved Vehicles, as defined herein, may be parked on the unreserved parking spaces. Vehicles must display a current, valid Georgian Hamlet hang tag or parking decal at all times while parked on any unreserved parking space. Parking in unreserved spaces shall be on a first-come, first-served basis.

A. Approved Vehicles.

An "Approved Vehicle" is defined as any conventional passenger vehicle, motorcycle, passenger van of less than 10,000 pounds gross vehicle weight, or pickup truck of 3/4 tons or less gross capacity maintained in proper operating condition with current license plates and inspection stickers, and which is not specifically excluded elsewhere in this Resolution.

B. Unapproved Vehicles.

1. Commercial vehicles are prohibited from parking on Association Property with the exception of those vehicles temporarily parked during the performance of a service call. Commercial Vehicles shall include:
 - a. Any vehicle in which the driver is ordinarily hired for transport (eg. taxis, limousines, or buses).
 - b. Any vehicle displaying commercial lettering, signs, logos or advertising, or irregular and distinct paint which creates the appearance of a commercial vehicle.
 - c. Any vehicle with visible commercial paraphernalia or equipment, including, but not limited to, storage containers, racks, ladders, tools, pipes.
 - d. Any vehicle with an excessive amount of commercial equipment or supplies within the interior of the vehicle which is readily visible through the windows of the vehicle.
 - e. Any vehicle defined as a "commercial vehicle" under the Code of Ordinances for the City of Manassas.
 - f. Any vehicle with a rated gross vehicle weight in excess of 10,000 pounds.

- g. Any vehicle bearing commercial tags.
2. Recreational vehicles are prohibited from parking at all times on Association Property. Recreational Vehicles shall include:
 - a. Any motor home, self-contained camper, or mobile home.
 - b. Any boat, all-terrain vehicle, or dune buggy.
 - c. Any trailer, boat trailer, pop-up camper/tent trailer, horse trailer, or any trailer or semi-trailer used for transporting personal watercraft, or all-terrain vehicles, whether or not such trailer or semi-trailer is attached to another vehicle.
 - d. Any other type of vehicle primarily designed for recreational use that is not licensed for use on the highways of Virginia.
 3. Junked and Inoperative Vehicles. Any vehicle with a malfunction of an essential part required for the legal operation of the vehicle or which is partially or totally disassembled by the removal of tires, wheels, its engine, or one that has suffered significant damage over an extensive area of its body.
 4. Unregistered Vehicles. Any vehicle that does not display current license plates, inspection stickers and registration in the Commonwealth of Virginia, unless otherwise exempt under Virginia or federal law.
 5. Other Equipment and Machinery. Any agricultural, industrial, construction or similar machinery or equipment is prohibited from being parked on Association Property at all times.

* Emergency vehicles are exempt from these rules while in the performance of official duties.

II. PARKING HANG TAGS / DECALS MUST BE DISPLAYED

- A. **Issuance of Hang Tags/Decals.** Georgian Hamlet parking hang tags (and/or decals) will be issued annually by the Board and/or Management Agent. Limit of two (2) parking hang tags or decals per Unit (i.e. 2 hang tags, 2 decals, or 1 of each will be issued per Unit). Hang tags and decals will bear numbering to correspond with the current year and the Unit number to which the hang tag or decal was issued.
- B. **Annual Vehicle Registration.** Unit Owners and tenants are required to register vehicles with the Association on an annual basis. Prior to the issuance of parking hang tags or decals, Unit Owners must provide a completed vehicle registration form to the Association containing the make/model, year and license plate number for all vehicles belonging to the Unit Owner, his/her family, tenants, or other occupants of the Owner's Unit.
- C. **Display.** Only vehicles parked in unreserved spaces must display a valid hang tag or decal. Hang tags must be displayed from the rearview mirror of passenger vehicles such

that the year and parking tag number are visible from the exterior of the vehicle. Motorcycles must display a valid Georgian Hamlet parking decal, which must be affixed to the motorcycle and be visible at all times.

- D. **No Sharing.** Parking hang tags and decals may only be used by the Owners, occupants, or guests of the Unit to which the hang tags and/or decals were issued. The sharing, borrowing, renting, or selling of parking hang tags and decals is strictly prohibited, with the exception that the Owner of a Unit may convey his/her parking hang tags and decals to a new tenant or purchaser of the Unit.
- E. **Replacement Hang Tag/Decal.** Lost parking hang tags and decals may be replaced, at the discretion of the Board, for a fee. The cost of a replacement hang tag or decal will be \$30.00.
- F. **No Duplication.** Parking hang tags shall not be duplicated. Duplication of parking passes may result in a suspension of the Owner's right to use the Common Element parking areas, including the license to use the reserved parking space assigned to the Unit.

III. RESTRICTIONS

- A. Unit Owners shall be limited to parking no more than three (3) Approved Vehicles on the Common Element parking areas at any time.
- B. No vehicle may park or be operated on the Common or Limited Common Elements except for paved areas specifically designated for motor vehicle operation and parking.
- C. No double parking. The parking of any vehicle behind another vehicle, including your own, is prohibited. Motorcycles may not share a parking space with any other motor vehicle, including other motorcycles.
- D. No motor vehicle or any part of a vehicle shall overhang a neighboring parking space, overhang or obstruct any part of a sidewalk, or block ingress and egress on the drive lanes. Motor vehicles must be parked wholly within the marked boundaries of a parking space. Vehicles must be parked in such a manner so as to avoid interfering with the use of adjacent parking spaces to the extent reasonably possible.
 - a. The Board may, in its discretion, designate an area for the parking of oversize vehicles that otherwise comply with all provisions of this Resolution but which do not fit within the marked boundaries of a parking space. Such parking area, if established, shall be marked with appropriate signage.
- E. No Stored Vehicles. No motor vehicle may be parked for more than 7 consecutive nights in the same unreserved Common Element parking space. The Board of Directors has the right, upon the written request of a Unit Owner and for good cause shown, to grant a variance to this restriction on a case-by-case basis. This restriction does not apply to

reserved parking spaces.

- F. Vehicle covers may only be used on vehicles parked in reserved parking spaces.
- G. No motor vehicle may be parked in designated "No Parking" zones, in fire lanes designated by yellow curbs, or blocking a fire hydrant. Parking in a fire lane is illegal and may result in the vehicle being ticketed by the appropriate authorities and/or removed by the Association without notice. Parking in a fire lane is a safety hazard which may necessitate immediate removal.
- H. No resident shall park or allow their tenants, licensees, family members, or guests to park a vehicle in another Unit Owner's reserved space.
- I. Vehicles may not be left unattended in a hazardous condition, including but not limited to, vehicles on jacks or blocks. Automotive fluids may not be allowed to drain onto asphalt or concrete. Repairing of motor vehicles is prohibited on the Property.

IV. CHANGES OR ADDITIONS

- A. No resident may make any addition, alteration or modification of the parking areas, including reserved parking spaces.
- B. Public policy may require that parking spaces be assigned or re-assigned to accommodate residents with physical disabilities upon their written request, which must be accompanied by a copy of Virginia Department of Motor Vehicles ("DMV") issued parking permit for disabled citizens. The Board, based upon the needs of the disabled person and other practical concerns, will determine the location of the requested parking space. Any space licensed pursuant to such request shall be the single licensed space for that resident's Unit. The Association reserves the right to revoke the license for the exclusive use of that designated parking space upon the exit from occupancy of the resident requesting the space, or upon expiration of the DMV-issued disabled parking permit.

V. ENFORCEMENT

- A. **Procedures.** Vehicles found parked in violation of any provision of this Resolution or in the Association's governing documents are subject to the following enforcement procedures:
 - a. Violation Notice. The Board of Directors and/or Management Agent shall have the authority to issue a warning notice to vehicles found parked in violation of any provision of this Resolution or the provisions of the governing documents.
 - b. Suspension of Parking Privileges. The Board of Directors may, in its discretion, suspend a Unit Owner's parking privileges, including the right to use the reserved parking space assigned to that Owner's Unit in the event that any Owner (or his or

her tenant, family member, or guest) commits repeated infractions of the parking rules and regulations of the Association or becomes more than 60 days delinquent in the payment of assessments to the Association (upon notice and an opportunity for a hearing before the Board). Upon notification by the Board of the suspension of parking privileges, the Association's towing contractor will be directed to remove any vehicle parked in that Unit's reserved space or displaying hang tags or decals issued to the Unit then suspended.

c. Towing. Vehicles are subject to immediate towing at the vehicle owner's risk and expense without notice for the following offenses:

- i. Parking in a fire lane, next to a fire hydrant or other posted "No Parking" area, or that otherwise present a safety hazard or pose a threat to the health or safety of the Property.
- ii. Parking in another Unit's reserved space.
- iii. Parking in a manner or location that prevents ingress or egress of any vehicle (eg. double-parked vehicles).
- iv. Parking anywhere other than on the designated Common Element parking areas.
- v. Parking without a current, valid parking hang tag or decal.
- vi. Parking in violation of this Resolution, after having previously received a violation notice.
- vii. Parking more than three (3) vehicles on the Property at any time.
- viii. Parking a vehicle in more than one space.

B. **Responsibilities for Costs.** Vehicle owners found in violation of this Resolution shall be responsible for any and all costs reasonably incurred by the Association in the enforcement of this Resolution, including, but not limited to, the cost of towing, attorneys' fees and other costs pursuant to Section 55-79.53 of the Act.

VI. DISCLAIMER OF LIABILITY


The Association, its Board of Directors, employees and agents shall not be considered a bailee of vehicles parked or stored on the Common Elements or stored elsewhere on the Common Elements, and shall not be responsible for any loss or damage caused to a vehicle or personal property located within a vehicle, whether or not due to negligence, in accordance with Article XII, Section L of the Declaration. If a vehicle is towed from the Association Property, neither the Association, the Board of Directors, nor the Management Agent, its employees, or agents of the Association have any liability or responsibility for damage to the vehicle or

consequential or related damages.

This Resolution shall become effective on January 1, 2018.

I attest and certify that this Policy Resolution was duly adopted by the required vote of the Board of Directors on the 7th day of November, 2017.

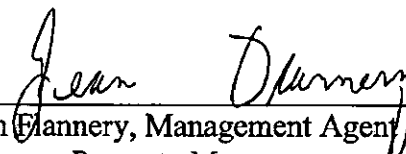
**UNIT OWNERS ASSOCIATION OF GEORGIAN
HAMLET, A CONDOMINIUM**



Noreen Hurdle, President

Certificate of Mailing

I, Jean Flannery, Management Agent for the Unit Owners Association of Georgian Hamlet, a Condominium hereby certify that a copy of this Policy Resolution was sent to all Unit Owners by first class mail, postage pre-paid, on the 20th day of November, 2017.



Jean Flannery, Management Agent
Flannery Property Management

UNIT OWNERS ASSOCIATION OF GEORGIA N HAMLET, A CONDOMINIUM

RESOLUTION ACTION RECORD

Resolution Type: Policy No. 2017-03

Pertaining to: Amended Parking Policies

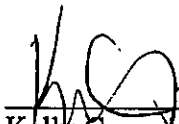
This Resolution was duly adopted by the Board of Directors of the Unit Owners Association of Georgian Hamlet, A Condominium on November 7, 2017.

Motion by: Noreen Hurdle Seconded by: David Anker.

VOTE:

	YES	NO	ABSTAIN	ABSENT
Noreen Hurdle, Director	<u> x </u>	_____	_____	_____
David Shorts, Director	<u> x </u>	_____	_____	_____
David Anker, Director	<u> x </u>	_____	_____	_____
Kelly Crumrine, Director	<u> x </u>	_____	_____	_____
Carolyn Holman, Director	<u> x </u>	_____	_____	_____
Cheryl Bull, Director	<u> x </u>	_____	_____	_____

ATTEST:



Kelly Crumrine, Secretary

11-12-17

Date

Book of Minutes - 2017
Book Resolutions: