

HUNTINGTON STATION HOMEOWNERS ASSOCIATION, INC.

Policy Resolution 2017- 01

Parking Rules and Policy

WHEREAS, Article II, Section 1(c) of the Declaration of Covenants, Conditions and Restrictions empowers the Board of Directors (“Board”) of the Huntington Station Homeowners Association (“Association”) to establish rules pertaining to the use of and access to the Common Areas and any facilities thereon; and

WHEREAS, Article II, Section 1(d) of the Declaration of Covenants, Conditions and Restrictions empowers the Board of Directors (“Board”) of the Huntington Station Homeowners Association (“Association”) to regulate parking in the Common and adjacent owner Areas by promulgation of rules; and

WHEREAS, to assure equitable parking, the Board of Directors has determined that it is in the best interest of the Association to establish these rules concerning the parking and operation of all vehicles described below on or about the property,

NOW, THEREFORE THE BOARD RESOLVES THAT the following policies and rules are adopted effective the date below with respect to the use and parking of all vehicles upon the property;

1. Each owner of a townhouse within the Association may request from the Association Manager one parking permit placard. The placard must be displayed from the internal rear view mirror and be observable through the front windshield when a vehicle is appropriately parked outside the garage or apron of the townhouse. Any vehicle without a permit placard is subject to impoundment or towing by the Association or its agents without further notice at owner's expense.
2. Only one privately owned and operated automobile (as designated by the owner) may be parked in common area street parking spaces. All vehicles must be registered to the owner or designated to have the permit by that owner.
3. Vehicles may not be “double parked” or parked behind another vehicle that is parked in a marked parking space.
4. No vehicle shall be parked or otherwise left unattended in any area not for vehicles including but not limited to fire lanes, sidewalks, other pedestrian use areas, or grass areas.
5. Vehicles may be parked in townhouse garages and extend into apron area as long as the extension does not extend into the yellow fire lane stripe. See Note below. If vehicles do not fit in this manner or are commercial, government, trailers, etc. they may not be parked in Association parking.

6. Parking spaces are designated only for the parking of privately owned and operated passenger motor vehicles. All vehicles must display all legally required tags and stickers.
7. Commercial vehicles, buses of any sort, recreational vehicles, boat trailers or other types of trailers shall not be parked in Association parking areas. If they are parked in residential parking areas, such items are subject to impoundment or towing by the Association or its agents without further notice, at owner's expense.
8. Vehicles must fit entirely inside a marked Association space. No part of the vehicle may extend into traffic areas, adjacent parking spaces, or into a yellow curb area.
9. Wrecked, junked, disabled, non-functional, or abandoned private vehicles shall not be parked within the Association parking areas at any time.
10. Motorcycles are considered motor vehicles and if parked in a designated automobile parking space must display a parking placard or be parked within a townhouse garage.
11. Routine vehicle maintenance (e.g., filters, lights, tires) of vehicles is permitted in the Association parking but must be completed within one day light hours so that no left overnight without being able to operate in a legal manner. However, no oil changes are permitted due to environmental clean-up concerns.

Note: Parking on townhouse driveway aprons is allowed only if the vehicle can be parked with all wheels fully on the apron and once parked no part of the vehicle can extend into or beyond the yellow fire lane stripe at each townhouse. This is consistent with statements provided from the Fairfax County Fire Marshall's Office and may be enforced by their office.

ENFORCEMENT:

1. Vehicles or other items parked, placed or located on Association property in violation of these Rules and Policy as well as any applicable private or governmental requirement is subject to impoundment or towing by the Association or its agents at the owner's expense without further notice. The Board of Directors shall have the authority to take any appropriate action to address any vehicle subject to this Resolution that is not in compliance with the provisions of this Resolution. In addition, violations of this Resolution may result in appropriate action including but not limited to suspending or denying parking privileges for infractions and violations of the rules contained in this Resolution in accordance with Section 55-513 of the Virginia Property Owners' Association Act, after proper notice and a hearing.

This Resolution supersedes and replaces all prior rules, administrative regulations and policy resolutions written or oral relating to Association parking rules, policies and procedures.

The effective date of this policy shall be November 1, 2017.

Huntington Station Homeowners Association

ADMINISTRATION RESOLUTION NO. 2017-01

Adopted by email vote and ratified at a meeting of the Board of Directors held

_____.

Motion by: _____ Seconded by: _____

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
_____ Todd Schmid, President	_____	_____	_____	_____
_____ Brian Mood, Vice President	_____	_____	_____	_____
_____ Arlene Carlson, Secretary/Treasurer	_____	_____	_____	_____
_____ Woody Davis, Jr, Member	_____	_____	_____	_____
_____ Andrew Olson, Member	_____	_____	_____	_____

Attest: _____ Date: _____
Secretary

Resolution effective: _____, 2017