

WELLINGTON COMMUNITY ASSOCIATION
POLICY RESOLUTION NO. 7
VEHICLE POLICIES
Relating to the use, parking and storage of vehicles
(Revised: April 19, 2011)

WHEREAS, Article 4, Section 4.1 of the 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 by the Act or the Association Documents to be exercised and done by the members;" and

WHEREAS, In order to assure safe and attractive parking areas, the Board wishes to establish a comprehensive policy with respect to the parking and storage of vehicles:

WHEREAS, on or about March 11, 2009, the Association received a variance from the City of Manassas specific to Section 17A of the Association, which requested that the required parking for Section 17A of the Association be reduced from 2.5 parking spaces per lot to 1 parking space per lot to allow the Board of Directors to assign at least one parking space to each lot in Section 17A.

NOW, THEREFORE, BE IT RESOLVED THAT the following parking policies be adopted by the Board, which shall supersede and replace all previously adopted parking policies:

I) RESTRICTIONS ON THE PARKING AND STORAGE OF VEHICLES

A) DEFINITIONS

- 1) Resident: The term "resident" includes resident owners and their families, as well as tenants.
- 2) Off-street parking area: The term "off-street parking area" as used in this document, refers to the off-street parking areas within the Wellington Community Association development where spaces are marked. These parking areas are part of the Common Area and are maintained by the Wellington Community Association. All parking spaces within Wellington Community Association are assigned as resident parking or visitor parking. These assigned parking spaces may only be used for Class 1 vehicles such as passenger vehicles, small trucks, and motorcycles. Vehicles parked in any off-street parking area may not be of a width or length that obstructs the flow of traffic or prohibits vehicles from parking in adjacent parking spaces..
- 3) Visitor Parking: Visitor parking consists of those portions of any off-street parking area, marked or unmarked, which is designated for visitors.

B) GENERAL

- 1) Vehicles parked on the Association property must display current Commonwealth of Virginia license plates, inspection sticker, and a current registration sticker, as applicable or required by the City of Manassas and/or Prince William County. Military personnel may be exempt from these requirements when displaying current license plates from their home state. Any vehicle found to be in violation of this policy shall be posted with notice. Such violation(s) must be corrected within seventy-two (72) hours. All actions shall be

coordinated with the City of Manassas and /or Prince William County Police Department in accordance with applicable requirements of the Code of Virginia, as amended.

- 2) The types of vehicles listed in subsections (a) through (i) below may **not** be parked on residential lots, common area parking spaces or on common area open space within the boundaries of the Wellington community, except in such areas, if any, designated for such purposes by the Board of Directors. These restrictions also apply to the common area of any residential or commercial sub-association which might be established within the property.

Any such vehicle may be stored in a garage out of open view.

- (a) Any boat or boat trailer;
 - (b) Any motor home or self contained camper;
 - (c) Any slip-on camper where the back of the camper is higher than the roof line of the cab of the truck;
 - (d) Any mobile home, trailer or fifth wheel vehicle;
 - (e) Any pop-up camp/tent trailer or similar recreation-oriented portable vehicle or transportable facility;
 - (f) Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Virginia.
 - (g) Any vehicle defined as a commercial vehicle by the Code of Virginia, as amended.
 - (h) Any vehicle with commercial signs, advertising, or visible commercial equipment, with the exception of government owned emergency vehicles;
 - (i) Private or public school or church buses.
- 3) Under no circumstances are vehicles to be parked on any private lot other than on designated driveways.
 - 4) Junk or derelict vehicles may not be parked on residential lots, common area parking spaces, streets or on common area open space within the boundaries of the Wellington community. A vehicle shall be deemed to be a derelict vehicle if it is missing any necessary parts, such as but not limited to, tires, wheels, engine, etc. that are necessary for operation of the vehicle on public streets.

C) COMMON AREA PARKING SPACES

- 1) Owners and their guests are entitled to use common area parking spaces on a first-come, first served basis. Only visitors are permitted to park in reserved visitor spaces.

- 2) Vehicles must be parked so as to not obstruct other parking spaces, driveways, sidewalks or ingress or egress areas. Any vehicle found to be in violation may be towed, without notice, at the expense of the owner.
- 3) No vehicle other than those displaying a valid handicapped hang tag or government issued handicapped license plate shall be parked in spaces reserved for handicapped parking.
- 4) Vehicles may be parked only in designated parking spaces. All vehicles must comply with "No Parking" areas as posted or designated.
- 5) Parking along any portion of the areas marked by fire lanes is prohibited. Any vehicle or portion of a vehicle, parked along a designated fire lane can be towed immediately, without warning, at the owner's expense.
- 6) The performance of major repairs to vehicles, including but not limited to painting and the drainage of automotive fluids, is not permitted anywhere in open view on residential lots or common areas within the boundaries of the property.
- 7) Vehicles may not be allowed to remain unattended in a hazardous condition, including, but not limited to, vehicles on jacks or blocks. Such vehicles will be considered abandoned and will be towed at the owner's expense.
- 8) Vehicles with automobile covers, strictly made for the purpose of covering a vehicle (no tarps, plastic wrap) must be properly secured and maintained at all times. This does not preclude the Association or its authorized representative from inspecting the vehicle to ensure it complies with the license plate, inspection and registration requirements of this policy resolution, or to ensure compliance with any other requirements of this policy.
- 9) Common area parking shall be used solely for the parking of approved vehicles as defined above. All other vehicles are prohibited except when delivering merchandise or during the performance of work or services.

II) SECTION 17 A (Acer Lane & China Grove Court)

- A) In Section 17A of the Community (Acer Lane and China Grove Court), one common area parking space shall be assigned to each lot in such location as is reasonably convenient to the lot, as determined by the Section 17A Parking Committee. The remaining thirteen common area parking spaces within Section 17A shall be unassigned and available exclusively to Owners and Residents of Section 17A, and their guests, on a first-come, first served basis, provided that the vehicles otherwise comply with the terms of this policy.
- B) No vehicle may be parked in any one unassigned common area parking space in Section 17A for more than 48 consecutive hours. Vehicles remaining in an unassigned common area parking space for more than 48 consecutive hours may be towed without warning at the vehicle owner's expense.
- C) Lot owners in good standing (i.e., all assessments and dues are current) will receive one (1) parking placard after completing a request /application form and returning it to the on-site management office. Residents who lose their parking placard cards may obtain a replacement for a fee of \$125.00. Any vehicle found to be displaying a parking placard

that has been replicated or forged, reported as lost, missing or stolen will be towed, without warning, at the vehicle owner's expense.

- D) Any vehicle parked in the thirteen common area parking spaces in Section 17A must display a Wellington Community Association parking permit/placard. Any vehicle found to be parked in one of the thirteen common area parking spaces without a parking placard will be towed, without warning, at the vehicle owner's expense.
- E) Only one parking permit/placard will be issued per residence/lot.

III) ASSOCIATION NOT RESPONSIBLE

Nothing in this resolution shall be construed to hold the Association or the Board of Directors responsible for damaged vehicles or the loss of property from vehicles parked on the common areas.

IV) ENFORCEMENT

- A) The Board of Directors, the Managing Agent or the Association's designated contractor shall have the authority to issue warning notices or to tow vehicles found to be in violation of this parking policy. Warning notices shall be placed clearly and visibly on the vehicle and a carbon copy shall be retained by the Managing Agent. A report of any towed vehicle will be submitted to Manassas City / Prince William County Police department per their requirements.
- B) Vehicles parked in violation of these rules and regulations are subject to towing at the owner's risk and expense. Vehicles that are parked in fire lanes or that are double-parked are subject to immediate towing without notice.
- C) Owners and residents are responsible for ensuring that that their tenants, guests and invitees comply in all respects with the terms of this policy.

This policy resolution was adopted by the Board of Directors at its duly converted regular meeting on April 19, 2011. This resolution shall take effect on June 1, 2011. This policy shall supersede and replace all previously adopted election policies and election committee charters or procedures.

WELLINGTON COMMUNITY ASSOCIATION, INC.

By: //

Leslie Kohn, President

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Policy Resolution was mailed to all residents in Section 17A and posted to the website for the Wellington Community Association, Inc., on this 20 day of April 2011.

/s/



Leslie Kohn, President