

Approved  
September 26, 2001

**PARKFAIRFAX CONDOMINIUMS UNIT OWNERS ASSOCIATION  
POLICY RESOLUTION NUMBER SIX  
PARKING POLICIES  
RELATING TO VEHICLE PARKING**

**WHEREAS**, Article III, Section Two, of the Parkfairfax Condominium Unit Owners Association Bylaws assigns the Board of Directors with ...all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association and further states that the Board of Directors may do all such acts and things as are not by the Condominium Act, the Declaration or by these Bylaws required to be exercised and done by the Unit Owners Association; **AND**

**WHEREAS**, Article III, Section Two, of the Parkfairfax Condominium Unit Owners Association Bylaws enables the Board of Directors to adopt any rules and regulations (Rules and Regulations) deemed necessary for the benefit and enjoyment of the condominium; **AND**

**WHEREAS**, Article V, Sections Eight and Eleven of the Parkfairfax Condominium Unit Owners Association Bylaws establish certain limitations on use of the common elements; **AND**

**WHEREAS**, in order to assure equitable parking arrangements as well as safe and attractive parking areas, the Board of Directors wishes to establish a Parking Policy;

**NOW THEREFORE, BE IT RESOLVED THAT** the following Parking Policies be adopted by the Board of Directors:

1. **PARKING RIGHTS:** Residents of Parkfairfax are entitled to use available common element parking spaces for approved vehicles, together with the right of ingress and egress upon that parking area **on a first-come first-served basis.** An approved vehicle shall include any conventional passenger vehicle, motorcycle, van, and truck or commercial vehicle of less than six (6) feet in width and eighteen (18) feet in length. Vehicles must be parked so as not to block ingress or egress to the sidewalks.
2. **USE OF AVAILABLE SPACE:** The Bylaws permit only **one** vehicle per unit to park on the common element parking spaces without the prior written consent of the Board of Directors. Space shall be defined as the area between two white lines painted on the surface of the common element parking areas. Entrance and exits of the common element parking areas will be marked by a yellow curb. Any vehicle parked at the entrances or exits or part thereof, (as defined by the City of Alexandria) to the common element unless parked in a space will be subject to immediate towing (at the owners expense and risk) except when the white lines or yellow curbs are obscured by snow or ice.
3. **RESTRICTIONS:** No trailer, boat, or recreational vehicle (RV) may be parked in any common element parking area (a trailer is defined as a vehicle which cannot be self

propelled, attached to a vehicle which can be self propelled). No vehicle shall obstruct reasonable flow of traffic or park so as to block entering or exiting of any other vehicle. Any vehicle on which current license plates, valid Virginia Commonwealth inspection sticker (where applicable) and current City of Alexandria sticker (or equivalent ) are not displayed shall not be kept on any of the common elements. Vehicles parked on Association property may not be covered (i.e., tarpaulin) in a way that obstructs the viewing of the license tags and registration sticker(s). All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, or appearance. Management will post a 72 hour notice on said vehicle, if vehicle is not removed or brought into compliance the vehicle will be towed (at owners expense and risk). Any vehicle reported to or noted by Management to be abandoned (not moved in several weeks) will have a 72 hour notice placed on the vehicle, and if the owner does not respond within the allotted time, the vehicle will be towed (at owners expense and risk). Driving or parking motorized vehicles of any kind on the common elements not designated for vehicle use (i.e. grass, sidewalks, or breezeways) is strictly prohibited.

4. **ASSOCIATION NOT RESPONSIBLE:** Nothing in this resolution shall be construed to hold the Unit Owners Association or the Board responsible for damage to vehicles or loss of property from vehicles parked on the common elements.
5. **DAMAGES:** Any damages to Parkfairfax common elements by use of any vehicle, including hired and leased moving vans, shall be the responsibility of the unit owner. The unit owner shall be liable and responsible for the amount of the repair or replacement of damages to the common elements.
6. **REPAIRS NOT ALLOWED:** Except for minor adjustments, repair to vehicles, as well as painting of vehicles, shall not be permitted at any time on the common elements. Drainage of any automotive fluids is prohibited. Any vehicles found on the common elements which is supported on jacks or blocks will be removed by Management immediately after approval by the General Manager at the owners expense and risk.
7. **CHANGES OR ADDITIONS:** No signs, initials, numbers or any other additions or alterations to parking spaces may be painted, displayed, or erected by any resident. This does not apply to a uniform numbering, lettering or permit system that may be applied to all parking spaces at the direction of the Board of Directors.
8. **HANDICAPPED PARKING:** Application for handicapped parking on the common elements will be submitted in writing to the Covenants Committee for review. The Covenants Committee shall issue a recommendation to the Board of Directors who are the only authority able to grant such request. Emergency or temporary applications for handicapped parking on the common elements may be approved by the General Manager, and all conditions governing approval for obtaining a handicapped parking space may be waived, for a period of not more than forty-four days.
9. Applications should include the following information:

- a) Copy of the authorizing documentation from the Virginia Department of Motor Vehicles (DMV) for a disabled parking placard or plate; include duration of such disability (temporary or permanent.)
- b) Is the applicant the primary driver who is requesting the reserved Handicapped space? If not, explain how the reserved space will be used.
- c) Explanation of how the absence of a Handicapped reserved space creates a hardship for the applicant.
- d) Has the applicant sought Handicapped reserved parking from the City of Alexandria? When was application made and what were the results?

10. The Covenants Committee will review the application and may request a public hearing to obtain input from affected neighbors. The recommendation will be sent to the Board of Directors for final disposition.

11. **ENFORCEMENT OF THE REGULATIONS:** In addition to the towing provisions above, breaches, alleged or actual, of the above regulations are subject to appropriate action by the Covenants Committee, under the provisions of Policy Resolution Number Four. All towing will be on an on-call basis. Authorization and supervision will be done by Management and/or the President of the Board of Directors only.