

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

**WHEREAS**, Article III, Section Two of the Parkfairfax Condominium Unit Owners Association (Association) Bylaws assigns the Board of Directors (Board) with all of the powers and duties necessary for the administration of the affairs of the Association, and further states that the Board 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 Association; AND

**WHEREAS**, Article III, Section Two of the Association Bylaws enables the Board to adopt any rules and regulations deemed necessary for the benefit and enjoyment of the condominium; AND

**WHEREAS**, Article V, Sections Eight and Eleven of the 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 hereby wishes to establish a Parking Management Policy;

**NOW, THEREFORE, IT BE IT RESOLVED THAT** the following parking policies be adopted by the Board for the Association:

**1. PARKING IN PARKFAIRFAX**

Parkfairfax has two types of parking areas: City of Alexandria controlled and Association controlled. The City requires that vehicles must have current license plates, a valid Virginia inspection sticker where applicable, and a valid City of Alexandria sticker where applicable. The By-laws of the Association require compliance with all applicable City codes when parking anywhere within Parkfairfax whether in a City or Association controlled area. All vehicles must park so as not to block entry or exit to sidewalks, parking lots, or roadways.

City of Alexandria Parking Areas:

**City of Alexandria controlled parking** areas are available to residents and guests on an unreserved first come basis along the curb of all streets in Parkfairfax not listed as Association controlled in the paragraph below. Please note Code Section 10-4-8 which prohibits parking on city streets for more than 72 hours without moving the car to another space, and Section 10-4-37 that requires the visible display of city license plates, windshield tags, and decals.

Association Controlled Parking Areas:

**The Association controlled parking areas are:**

- 1) Coryell Lane, Fitzgerald Lane, Holmes Lane, and Lyons Lane
- 2) 3100 block of Ravensworth Place,
- 3) all cul-de-sac parking lots,

- 4) Valley Drive overflow parking lot
- 5) Martha Custis pool parking lot and exercise facility parking lot (Building 401)
- 6) Maintenance yard parking lot

The Parkfairfax bylaws permit one vehicle per unit to park in Association controlled parking areas. Vehicles parking in approved Association parking spaces are required to display a valid Parkfairfax issued Parking Permit in order to park. Parkfairfax residents are entitled to use these areas only for approved vehicles. An approved vehicle is any conventional passenger car, motorcycle, van, truck, or commercial vehicle less than 6 feet in width and 18 feet in length.

Residents with a valid Parkfairfax Parking Permit may park in Association parking areas without moving their vehicle for up to 30 days. Any owner wishing to leave their vehicle unmoved for a longer period must first seek permission from Parkfairfax Management by filling out the attached Form A, which allows for one 30 day extension only.

Parkfairfax Parking Permits are available from the Association Offices upon providing proof of residency to all Parkfairfax residents in good standing. A resident in good standing is current in their condominium payments and assessments and has no outstanding covenants violations. A tenant resident is deemed to be in good standing if the owner of their residential unit is in good standing. Proof of residency shall be a copy of a valid Parkfairfax facilities pass, current lease, settlement papers, deed, or a driver's license showing a valid Parkfairfax address.

**A maximum of one (1) serialized Parkfairfax Parking Permit will be issued per residential unit street address irrespective of how many vehicles are owned by the unit's occupants.** Any additional vehicles, including those of guests, must park on City of Alexandria controlled streets or may use the Association controlled overflow lot located on the east side of Valley Drive, north of Gunston Road, which will not be subject to Parkfairfax Parking Permit requirements.

Parking Permits will be of the rearview mirror hangtag variety to permit easy transfer of the permit between vehicles. Motorcycles will be offered a sticker permit. A nominal annual fee of \$X will be charged for all Parkfairfax Parking Permits including annual renewal stickers. Lost or stolen permits will be replaced at the office with a new serialized permit and the lost or stolen permit will be invalidated once reported. It is the responsibility of the vehicle owner to ensure that a current Parkfairfax Parking Permit is visible from the exterior of the vehicle.

Enforcement may be instigated by observant residents or Management surveillance. Vehicles parked in Association controlled areas (not including the overflow lot on Valley Drive) and failing to display a valid Parkfairfax Parking Permit are subject to towing at the vehicle owner's expense and risk. Management will place a courtesy notice on vehicles not displaying a proper permit allowing the owner 48 hours to remove the vehicle or to obtain a valid Parking Permit prior to towing. A second offense in the same calendar year may result in immediate towing at the vehicle owner's expense. Vehicles must park in approved Association parking spaces and will be towed irrespective of a valid permit display if parking elsewhere in the Association controlled area.

Management may photograph a vehicle prior to towing as evidence that a current Parkfairfax Parking Permit was not displayed or that a vehicle was not parked in an approved parking space.

## **2. HANDICAPPED PARKING**

Residents may apply for handicapped parking in Association controlled parking areas. Please submit written applications to Parkfairfax Management for review. Applications must include the following:

- a. A copy of the authorizing documentation from the Virginia DMV for a disabled parking placard or plate, to include the duration of disability and whether temporary or permanent.
- b. If the applicant requesting the reserved space is not the primary driver, an explanation stating why the reserved space is necessary.

Emergency or temporary applications may be approved by the General Manager for a period up to 6 weeks. Time extension requests require a new application.

## **3. RESERVED PARKING FOR MOVING**

As a service to residents moving in or out of the Parkfairfax community, a staked placard may be requested from the Association Office to reserve a parking space on a Parkfairfax owned street or in a Parkfairfax lot. Requests should be made at least 24 hours in advance. A \$10.00 cash deposit will be charged and it will be refunded upon return of the stake to the office within 72 hours after the move. Spaces may be reserved for a maximum of 48 hours. The placard should be displayed at least 24 hours before the date of the move to allow other residents to move their vehicles.

## **4. DAMAGE TO COMMON ELEMENTS**

Driving or parking any motorized vehicle on the common elements not specifically designated for vehicular use (such as grass, sidewalks, and breezeways) is strictly prohibited. Any damage to Association common elements by use of any vehicle, including those hired or leased (movers, contractors, etc.), shall be the responsibility of the unit owner. The unit owner shall be liable and responsible for all repair or replacement of damages to the common elements.

## **5. VEHICLE CONDITION AND REPAIRS**

All vehicles must be kept in proper operating condition so as not to be a hazard or nuisance by noise, exhaust, or appearance. Except for minor adjustments, repair to or painting of vehicles shall not be permitted at any time on the common elements. Drainage of any automotive fluids

is strictly prohibited. Any vehicles found on the common elements supported on jacks or blocks will be removed by Management at the owner's expense and risk.

**6. NO ALTERATION OF PARKING SPACES**

No signs, initials, numbers, or any other additions or alterations may be painted, displayed, or erected by any resident in Association controlled parking areas.

**7. ASSOCIATION NOT RESPONSIBLE FOR DAMAGES**

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

**8. 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. All towing authorization and supervision will be done by Management or the President of the Board only.