

THE SIERRA CONDOMINIUM UNIT OWNERS ASSOCIATION

POLICY RESOLUTION NO. _____

PARKING RULES AND REGULATIONS

WHEREAS, Section 3.1 of the Bylaws of The Sierra Condominium (“Bylaws”) provides that the Board of Directors (“Board”) has all of the powers and duties necessary for the administration of affairs of The Sierra Condominium Unit Owners Association (“Association”) and may do all acts and things as are not required by the Virginia Condominium Act (“Act”) or condominium instruments to be exercised and done by the Association;

WHEREAS, Section 3.1(f) of the Bylaws authorizes the Board to make and amend any rules or regulations;

WHEREAS, Section 5.8(a)(7) of the Bylaws provides general parking restrictions for certain vehicles on the Condominium Property; and

WHEREAS, the Board has deemed it necessary to establish appropriate rules and procedures for use of the Common Element parking, including limited common element parking areas, for the Condominium.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of adopts the following Parking Rules and Regulations.

I. GENERAL PROVISIONS

A. Certain garage parking spaces are reserved spaces that are considered Limited Common Elements. Reserved parking spaces shall be assigned to a specific unit for use by the unit owner. It is a violation of this policy for any person other than the unit owner to make use of the reserved parking spaces without the consent of the unit owner to which the parking space is assigned.

B. All common element parking spaces located outside of the parking garage shall be available on a first come, first serve basis, subject to the Rules and Regulations contained herein.

C. No unit owner shall park more than one vehicle on the common elements without the prior written consent of the Board of Directors. This does not include parking in the Limited Common Element reserved parking spaces.

D. Only approved motor vehicles may be parked on common element parking spaces. An approved motor vehicle is any conventional passenger vehicle, motorcycle, personal van or pickup truck. Unapproved vehicles include commercial vehicles, vehicles with signage, ladders or other tools and implements attached thereto and recreational vehicles, trailers, campers or boats. Taxicabs and commercial vehicles are permitted to park at the Condominium only if such vehicle is owned by a unit owner and is the sole vehicle of the unit owner.

E. The use of a limited common element reserved parking space may be further assigned by a unit owner to a lessee of that dwelling unit.

F. All motor vehicles shall be parked wholly within the parking spaces marked on the common elements so as not to obstruct or reduce the adjacent spaces for other vehicles.

G. The Association, through Management, will issue to each Unit Owner one (1) hang tag for each Limited Common Element parking space purchased by the Unit Owner, subject to the provisions herein. This hang tag entitles the unit owner to park a vehicle only in the parking space assigned to that Unit.

H. Guests shall be allowed to park vehicles in the Common Element parking spaces designated as "Guest Parking" outside of the parking garage only after the resident obtains a guest parking pass from the front desk during normal business hours. The guest shall place the guest pass on the front dashboard of the vehicle. Failure to display a proper guest pass will result in the vehicle being towed. A vehicle displaying a valid guest pass may only be parked in a visitor parking space for up to seventy-two hours, after which time the vehicle will be subject to towing at the vehicle owner's sole cost and expense.

I. All vehicles owned or operated by a resident, tenant, or unit owner must be registered with the Association. Residents must submit a Registration Form for each vehicle owned or used by resident in the Condominium. The Registration Form shall be in substantially the same form as Exhibit A, attached hereto. Failure to register a vehicle with the Association may result in the towing of the vehicle pursuant to Article III.

II. RESTRICTIONS

A. These parking rules shall be made without regard to the number of vehicles owned by, registered to, or in the possession of the occupants of a unit.

B. No motor vehicle shall be parked in violation of any posted sign. No more than one vehicle shall be parked in any designated space, with the exception of two motorcycles in the same space.

C. No motor vehicle shall be parked on any area designated for pedestrian use.

D. Only vehicles displaying a handicapped license or permit shall park in a space reserved for the handicapped.

E. No motor vehicle shall be parked in such a manner or area that obstructs the safe, free flow of vehicular traffic or obstructs the movement of other vehicles into and out of the common elements.

F. Any vehicle parked in a fire lane is subject to immediate towing at the vehicle owner's risk and expense.

G. No junk or derelict vehicle shall be parked on the Condominium Property at any time. Any motor vehicle, trailer or semi-trailer that cannot be operated in its existing condition because the parts necessary for operation, such as, but not limited to, tires, wheels, windshield, engine, drive train, driver's seat, steering wheel or column, gas or brake pedals, are removed, damaged, or destroyed, or has a deteriorated body condition, shall be deemed to be a junk or derelict vehicle, regardless of the display of valid state license/registration or inspection sticker.

H. No vehicle shall remain on the Condominium Property unless it has current registration tags and plates and a current inspection sticker.

I. Any vehicle the owner of which cannot be identified and/or located shall be deemed an abandoned vehicle.

J. Except for minor emergency repairs, the repairing of vehicles, including the painting thereof, is not permitted at any time on the common elements. The intentional drainage of any motor vehicle fluids is prohibited.

K. Washing and cleaning of vehicles is not permitted on the Common Elements of the Condominium.

L. No individual may erect signs or place initials, numbers, or storage containers, or make any other additions or alterations to any parking spaces without the prior written consent of the Board of Directors.

M. Parking spaces are designated only for the parking of approved motor vehicles. No other items or articles of any kind may be stored in the Common Element parking spaces.

N. The Board of Directors has the sole authority to promulgate, adopt and amend these parking rules.

O. Owners of units whose residents and/or guests violate this policy shall be held liable for any damages to the community caused directly or indirectly by the violation to include the cost of enforcement which shall also cover legal costs.

III. ENFORCEMENT

A. Scope of Enforcement

1. Any vehicle that is parked in violation of these Rules and Regulations shall be deemed to be parked without permission of the Association and subject to enforcement as provided herein. Any vehicle parked on the common elements or in a reserved parking space without permission is subject to towing and being stored at the owner's sole expense and risk.

2. Residents shall be responsible for the conduct of their guests, tenants, contractors and visitors.

B. Enforcement Procedures

1. Parking space violations may be called in to the Association's management agent between 9 a.m. and 5 p.m., Monday through Friday, at (703) 600-6000.

2. The Arlington County Police Department may be called to ticket and/or tow a vehicle that is parked in a fire lane or blocking a fire hydrant. The Board of Directors reserves the right to tow from fire lanes via a random patrol.

3. The Board of Directors shall cause to be erected signs on the Common Elements notifying residents that any vehicle illegally or improperly parked on the Common Elements may be towed without notice at the vehicle owner's sole risk and expense. Such signs shall comply with the requirements of the Arlington County Code for towing vehicles off of private property.

4. The Board of Directors shall engage a towing company to monitor the Common Elements for unregistered or illegally or improperly parked vehicles. Such vehicles may be towed at the vehicle owner's sole cost and expense. The tow company shall not monitor vehicles parked in Limited Common Element reserve parking spaces; however, the tow company shall monitor and have authority to tow unregistered or illegally parked vehicles in the designated handicapped parking spaces.