

QUAKER HILL COMMUNITY ASSOCIATION
POLICY RESOLUTION NO. 7 (Amended)
VEHICLE POLICIES

Relating to the use, parking and storage of vehicles
(Amended February 25, 2016)

WHEREAS, Article IV, Section 4.01 of the Bylaws states that: "The Board of Directors may exercise all of the powers of the Association, except such as are, by the laws of Virginia, the Articles of Incorporation, the Declaration or these Bylaws, conferred upon or reserved to the Members"; and

WHEREAS, Article II, Section 2.01 (a) and (c) of the Declaration provided that the Board of Directors has the right to "adopt, promulgate, enforce, and from time to time amend, reasonable rules and regulations pertaining to the use of the Community Facilities" and that the Board of Directors has the right to "suspend the right of any Owner or Resident to use all or any portion of the Community Facilities" for violations of the Declaration or the Board's rules and regulations; and

WHEREAS, Article IV, Section 4.01(4) of the Bylaws provides that the Board of Directors is authorized to "adopt and amend any reasonable Rules and Regulations not inconsistent with the Association documents"; 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; and

WHEREAS, the Board finds that it is in the best interest of the Association to revise Policy Resolution No. 7, originally adopted on December 15, 1989, revised on November 14, 1990, August 7, 1992, March 10, 1997 and February 25, 2016, in order to provide limitations on parking of non-resident vehicles in spaces reserved for visitors and guests;

NOW, THEREFORE, BE IT RESOLVED THAT Policy Resolution No. 7, as revised herein, be adopted by the Board:

I. RESTRICTIONS ON THE PARKING AND STORAGE OF VEHICLES

A. GENERAL

1. The types of vehicles listed in subsections (a) through (k) below may not be parked or stored in open view on residential lots, common area parking spaces, cluster common area parking spaces, or on common area open space within the boundaries of the Quaker Hill community, except in such areas, if any, designated for such purpose by the Board of Directors. These restrictions also apply to the common element parking areas of any residential or condominium sub association which might be established within the property.

Any such vehicle may be stored in a garage out of open view. Any such vehicle owned by guests of residents may be parked in open view for a temporary period not to exceed five days per year without prior approval from the Board of Directors.

- (a) Any boat or boat trailer;
- (b) Any motor home or self-contained camper;
- (c) Any camper slip-on 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 or conveyance;

- (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 laws of the City of Alexandria or the Commonwealth of Virginia
 - (h) Any vehicle with commercial signs, advertising or visible commercial equipment, including taxi cabs;
 - (i) Private or public school or church buses;
 - (j) Any vehicle longer than 18 feet or wider than 8 feet irrespective of whether it otherwise complies with the provisions of this resolution;
 - (k) Any truck of more than two-and-one-half (2 ½) tons empty weight, irrespective of whether such vehicle otherwise complies with the provisions of this resolution
2. Junk or derelict vehicles may not be parked or stored in open view on residential lots, common area parking spaces, private streets or on common area open space within the boundaries of the Quaker Hill community.
- (a) A vehicle shall be deemed to be a junk vehicle if it is missing any necessary parts, such as, but not limited to, tires, wheels, engine, windows, exhaust system, lights and lenses, etc., that are necessary for operation of the vehicle on public streets.
 - (b) A derelict vehicle is a vehicle which is abandoned, as defined by City and/or Commonwealth statute.

B. COMMON AREA PARKING SPACES – USE RESTRICTIONS

1. All townhome dwelling units without a garage shall have two reserved parking spaces designated by the Board of Directors. The Board may assign and reassign such spaces at the Board’s discretion. Only Dwelling Unit Owners or their lessees or guests may park in the spaces reserved for specific units. All residents with reserved parking spaces may be required to register their vehicles with the Association and to display on such vehicles a parking decal issued by the Association which evidences the right of such vehicles to park in the reserved spaces.
2. All common area parking spaces which are not reserved for non-garage townhome units are designated by the Board of Directors as reserved for the use of visitors and guests of residents and available on a “first-come, first-served” basis to such visitors and guests, subject to the following conditions:
 - a. No unit may have vehicles in spaces reserved for visitors and guests for a period longer than seven (7) consecutive days or more than a total of seven (7) days in any 30-day period.
 - b. If there is a special need for an extension of the seven-day parking limit, the affected resident must request a special pass from the Association’s managing agent. Either the Board of Directors or the managing agent, in their sole discretion, may approve the special pass, if warranted.
 - c. Visitor parking spaces are not to be used for additional unit parking.
3. Vehicles must be parked so as not to obstruct other parking spaces, sidewalks or ingress and egress areas.
4. No vehicles other than those operated by or for a handicapped person shall be parked in spaces reserved for handicapped parking.
5. Vehicles may be parked only in designated parking spaces. All vehicles must comply with ‘No Parking’ areas as posted or designated.
6. The performance of major repairs to vehicles, including painting and the drainage of automobile fluids, is not permitted anywhere in open view on residential lots or common areas within the boundary of the property.
7. Vehicles may not be parked or stored unattended in a hazardous condition, including, but not limited to, vehicles on jacks or blocks.
8. All vehicles must be kept in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emission, fluid emission or otherwise.
9. No vehicles shall display “For Sale” signs except for those attached to the interiors of not more than two rear windows.
10. All vehicles must conform to City of Alexandria and Commonwealth of Virginia codes, ordinances and statutes, and must bear current licenses, registrations, and/or certificates or stickers required by City and State law.

II. ENFORCEMENT AND TOWING

GENERAL: Any vehicle parked in the Quaker Hill community that does not conform to the stipulations of this resolution will be subject to the towing provisions of this resolution by the Association's authorized towing agent at the sole and complete expense and risk of the owner of the offending vehicle.

Under Virginia Code §46.2-1232, the City of Alexandria Police Department must be notified when a vehicle is being removed from private property by towing. The initiator of the towing is responsible for notifying the police when a vehicle is removed by towing.

- A. Vehicle towing may be initiated by any member of the Association's Board of Directors, any Association staff member, the Association's managing agent or any other person designated by the Board of Directors. Vehicle towing may also be initiated by the owner or tenant of a unit to which a reserved parking space has been assigned by the Board when such space is occupied by any unauthorized vehicle.
- B. Any vehicle parked in a designated fire lane will be subject to immediate towing.
- C. Any vehicle parked so as to block another vehicle, or so as to block a sidewalk, or so as to prevent ingress or egress from or to adjacent parking spaces or parking areas or a street, will be subject to immediate towing.
- D. Any vehicle parked in a "No Parking" area will be subject to immediate towing.
- E. Any vehicle improperly parked in a common area parking space reserved for a specific unit will be subject to immediate towing at the discretion of the unit owner or tenant whose reserved space has been occupied by an improperly parked vehicle.
- F. Any vehicle improperly parked in a space reserved for visitors and guests may be subject to towing by the Association subject to the notice requirement stated herein.
- G. Those parties empowered to initiate towing shall have discretionary authority to issue a warning notice to any vehicle which is in violation of provisions of this resolution that authorize immediate towing of a vehicle. A notification of intent to tow shall be placed on a vehicle which is otherwise in violation of the provisions of this resolution. Any vehicle given such notice shall be subject to the towing provisions of this resolution at the owner's risk and expense seventy-two (72) hours from the hour such vehicle is served with a notice, with the following exceptions:
 - 1. Any vehicle parked in violation of either of the seven-day limits on parking in spaces reserved for visitors and guests shall be subject to towing forty-eight (48) hours from the hour such vehicle is served with a notification of intent to tow.
 - 2. Any vehicle previously served with a notice for violation of any provisions of this resolution shall be subject to immediate towing without further notice for a repetition of the same violation.
- H. To the extent that identification is possible, a letter will be sent to the Quaker Hill homeowner and the Quaker Hill resident (if the homeowner is not a current resident) which notes the vehicle cited for a violation.
- I. In addition to towing, homeowners may be subject to violation charges.
- J. Vehicles previously served with a notice for violation may be subject to violation charges of not less than \$50 per violation.
- K. A copy of the violation notice and violation letters shall be retained and tracked by the Association.
 - 1. See EXHIBIT A to this resolution for a copy of the notice form to be used. This form may be amended as needed and is provided as a sample only.
 - 2. See EXHIBIT B to this resolution for a sample letter to the homeowner and/or resident. This letter may be amended as needed and is provided as a sample only.
- L. Any vehicle deemed to be derelict or a nuisance will be subject to towing seventy-two (72) hours from the hour the subject vehicle is served with a warning notice for a first offense, and will be subject to immediate towing without warning notice for any second offense of the same type.

- M. Any prohibited vehicle will be subject to towing seventy-two (72) hours from the hour such vehicle is served with a notice for a first offense, and will be subject to immediate towing without notice for any second offense of the same type.
- N. Any vehicle which does not exhibit each required city and state license, registration, sticker, and certification, or which exhibits a city or state license, registration, sticker, or certification which has expired, will be subject to towing seventy-two (72) hours from the hour such vehicle is served with a notice for the first offense, and will be subject to immediate towing without warning for any second offense of the same type.
- O. The Association shall engage an authorized towing agent. Such authorized towing agent shall be properly insured and bonded. Other towing companies shall not be used. If a towing company other than the Association's authorized towing agent is used, it shall be at the sole and exclusive risk of the initiator of the tow.

III. ASSOCIATION NOT RESPONSIBLE

Nothing in this resolution shall be construed to hold the Association, its Board of Directors, committees, committee members, or agents responsible for damage to vehicles or loss of property from vehicles which are parked in the Quaker Hill community. Vehicles parked in violation of the Association's rules and regulations are subject to towing at the owner's sole risk and vehicles parked on the common areas are also parked there at the owner's sole responsibility and risk.

IV. LIABILITY

Owners of vehicles which cause damage on or to association common areas shall be held liable for such damage, including any and all costs of repairs to pavement, curbs and gutters, signs and identifications, landscaping, etc.

EXHIBIT A
QUAKER HILL COMMUNITY ASSOCIATION

WARNING
YOU ARE IN VIOLATION OF PARKING RULES AND REGULATIONS

FOR ONE OR MORE OF THE FOLLOWING REASONS AND ARE SUBJECT TO BEING TOWED AT YOUR EXPENSE:

- No Parking Permit and/or missing or expired city or state license, registration, stickers, certifications, permits, decals or other requirements _____
- Improperly parked _____
- Visitor/guest parking violation – subject to towing within 48 hours _____
- Blocking access _____
- Parked in a “no parking” zone – subject to immediate towing _____
- Blocking entrance to building or driveway (fire department regulation) _____
- Vehicle not in acceptable condition _____
- Prohibited vehicle type _____
- Prohibited vehicle repairs _____
- Other _____
- This vehicle will be towed on:
Day _____ Date _____ Time _____

VIOLATORS ARE SUBJECT TO TOWING AFTER 72 HOURS (EXCEPT AS NOTED ABOVE) OF THIS NOTICE AT OWNER’S RISK AND EXPENSE. The Association assumes no responsibility whatsoever for any damage to vehicles towed.

NOTE: ANY VEHICLE PREVIOUSLY CITED FOR A VIOLATION FOR ANY OF THESE REGULATIONS SHALL BE SUBJECT TO IMMEDIATE TOWING WITHOUT NOTICE FOR ANY SECOND OFFENSE OF THE SAME TYPE.

FOR FURTHER INFORMATION, CONTACT NORTHERN VIRGINIA MANAGEMENT (703) 941-9002. If your vehicle is towed, contact the non-emergency phone number for the Alexandria police.

Type of vehicle/description _____

License # _____

Date: _____ Time _____

Towed by: _____ Date towed _____

EXHIBIT B
QUAKER HILL COMMUNITY ASSOCIATION
SAMPLE NOTIFICATION LETTER

Date:

To: Homeowner
CC: Resident
(if homeowner is not listed at the Quaker Hill address)

Dear Homeowner:

Enclosed is a copy of a recent vehicle citation for a vehicle that has been associated with your residence. The vehicle may belong to a frequent visitor/guest or tenant.

Please be aware that subsequent citations may result in immediate towing without warning. Violation charges may also be assessed to the homeowner.

If this vehicle is not known to you or you believe this citation to be in error, please notify us at NVM@northernvirginiamanagement.com.

If you own more vehicles than you have reserved spaces, please know that parking is available on some of the public City streets in and around Quaker Hill. Many of these streets require permits, which may be obtained from the City of Alexandria for a modest fee.

If you are a landlord, we highly suggest that you have the license plates and relevant vehicle information for your authorized tenants on file so their vehicles may be distinguished from visitors and guests. If the tenants have more than two authorized vehicles, or have frequent guests, please inform your tenants that visitor parking spaces are subject to restricted use. (No more than seven days in a 30 calendar day period may be used for a guest.) Vehicle towing will be enforced and violation charges may be assessed against the homeowner.

Your authorized tenants may also be eligible for the City parking permits. Additional information may be found at the City of Alexandria website under Residential Parking Permits.

Additional information on the Quaker Hill Community Association vehicle policies can be found at www.QHCA.org, Policy Resolution No. 7.

Respectfully,

Northern Virginia Management Association
Managing Agent
Quaker Hill Community Association

QUAKER HILL COMMUNITY ASSOCIATION

RESOLUTION ACTION RECORD

Resolution Type: Policy

No. 7

Pertaining to: Vehicle Policies

Duly adopted at a meeting of the Board of Directors held: ^{February 25,} ~~January 28,~~ 2016.

Motion by: Rose Gillespie Seconded by: Ed Lacy

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>Marjorie L. Stein</u> , President Marjerie Stein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Stephen Stine</u> , Vice President/ Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Rose Gillespie</u> , Treasurer Rose Gillespie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Stephen Kahn</u> , Director Stephen Kahn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Edward Lacy</u> , Director Edward Lacy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

Stephen Stine
Secretary

2/25/16
Date

Resolution effective: _____