

Reflection Homes Association, Inc.  
Policy Resolution 2021-06  
Town Home Parking Regulations

**WHEREAS**, Article VII of the Association’s Articles of Incorporation and Article VII, Section 1 of the Association’s Bylaws authorize the Association’s Board of Directors (“Board”) to act on behalf of the Association, exercising all powers, duties and authority of the Association except where reserved to the Association’s membership by the Declaration, Articles of Incorporation, Bylaws or applicable law; and

**WHEREAS**, Section 55.1-1819 of the Virginia Property Owners’ Association Act (“Act”) provides that the Board may establish, adopt and enforce rules and regulations with respect to use of the common areas; and

**WHEREAS**, there have been many complaints from members of the Association concerning the availability of parking spaces; and

**WHEREAS**, the number of vehicles per household has increased dramatically since the inception of this community, and has continued to change in nature and grow in number since the prior resolution was passed; and

**WHEREAS**, the Board has determined that a more rigorous enforcement regimen is required to remove unauthorized vehicles from parking spaces needed for use by members, especially during nighttime hours;

**NOW THEREFORE BE IT RESOLVED THAT** this resolution will supersede all prior parking resolutions and rules. Henceforth, each member (i.e., each owner of a townhome in the Association) will be issued two stickers entitling each home two parking spaces (one assigned space and one non-assigned) within the common parking areas of the Association and the enforcement of parking in the common areas will be as set forth below. The assigned space will be labeled with the house lot number on your street.

**I. RULES OF ENFORCEMENT**

1. All vehicles parked in common parking lots of the Association shall be subject to the rules set forth in this resolution, with particular limitations set forth in Part II below for certain vehicles used in commerce or carrying materials. ·

2. Hours of enforcement are as follows:

10 P.M. to 6 A.M., 365 Days per year

{Except for Oram Place and Berger Place where hours of enforcement are 24 hours per day, 365 Days per year.}

3. Parking stickers will be required for all vehicles during enforcement hours. Voided stickers will be treated the same as having no sticker on a vehicle. Parking spaces will be assigned as follows:

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- a) One assigned parking space marked as “Reserved – Lot #”. This is a permanent parking space and a sticker is required.
  - b) One sticker for a second vehicle which may park in any unnumbered space on a first-come, first-served basis.
4. Vehicles parked within the common parking area without valid stickers clearly visible during the specified hours of enforcement will be subject to immediate towing at the owner's expense.
  5. Stickers must be clearly visible on any clear glass window (rear, front, side) subject to State and local laws.
  6. Two stickers will be issued semi-annually for 6 months’ use. It is expected that such sticker will be mailed to owners in June for use beginning the following July and December for use beginning the following January.
  7. Off-site homeowners are responsible for providing the stickers to their residents in a timely manner.
  8. New owners will be issued new stickers once management has been notified of transfer of the deed. Stickers issued to previous owners will be voided.
  10. Lost sticker will be replaced at \$25 cost; that cost will be charged to the member's account. The lost sticker number will be voided.
  11. Any vehicle displaying a voided sticker or no sticker will be subject to immediate towing without notice at the owner's expense.
  12. Each sticker will entitle a vehicle to park in one space. Cars parked in such a way as to block more than one space will be towed without notice at the owner's expense.
  13. Vehicles double parked or parked in such a way as to prevent entry or exit of other vehicles into or out of parking spaces or streets will be towed without notice at the owner's expense.
  14. Vehicles parked in fire-lanes, yellow lanes, sidewalks or grass will be towed without notice at the owner's expense.
  15. The Association shall retain a towing company under contract to the Association which shall be authorized to detect and tow any vehicle in violation of this resolution.
  16. Members may report in confidence any vehicles in violation of this resolution directly to the towing company.
  17. Vehicles with expired/revoked permits will be subject to towing.

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## **II. LIMITATION AND RESPONSIBILITIES**

1. Just as set forth in Section I above, any vehicle violating the requirements and limitations set for in this Section II may be towed without notice at the owner's expense.
2. Boats, trailers, campers, or trucks with camping caps that are higher than the cab of the truck may not be parked within the common parking areas and facilities of the Association.
3. Article 4 of the Fairfax County Zoning Ordinance regulates commercial vehicles on residential lots. A commercial vehicle is a vehicle which bears or displays indicators that the vehicle is designed or used for commercial purposes, regardless of capacity, or is licensed as a 'for hire' vehicle.

Prohibited commercial vehicles include:

- Vehicles greater than 21 feet long or 8.5 feet wide or 8 feet high, including appurtenances;
  - Towing and recovery vehicles;
  - Vehicles carrying commercial freight in plain view;
  - Trailers used for transporting equipment, whether attached or unattached to another vehicle;
  - Vehicles with three (3) or more axles;
  - Solid waste collection vehicles, tractors and/or trailers of trucks, dump trucks, cement mixer trucks, construction equipment, or similar such vehicles or equipment;
  - Food Trucks.
4. As many people now use their logo vehicles as private transportation, vehicles that carry signs or logos permanently applied on the sides of the vehicles and which otherwise are in conformity with all elements of this resolution may be parked in parking space with the appropriate sticker.
  5. No portion of a vehicle or any item attached to the vehicle may extend beyond the width or length of the parking space. There must be adequate clearance of the parking space markers to allow vehicles on either side to exit or enter with minimal difficulty.
  6. No vehicle of any type may be parked or driven on any unpaved area within the town homes. Vehicles parked on any common area other than those designated as a parking lot will be towed without notice at the owner's expense. Owners of vehicles operated or parked in unpaved areas, if they are members, will be financially responsible for any damage that occurs. If the owner of such a vehicle is a tenant, visitor of a member or the member's

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tenants, the member will also incur the financial responsibility for repairs.

7. Vehicles may not be parked in any area that is not designated as a parking area. This includes entry sidewalks, lawns, alcoves, porches, patios and/or decks.
8. The operation, parking or storage of vehicles not properly licensed and inspected in the common parking areas of the Association is prohibited. Properly licensed is defined as having a valid state registration tag and valid inspection sticker. Vehicles with invalid tags of any kind will be tagged by management or Fairfax County Police. Vehicles tagged by the police for action on their part will be towed at the discretion of the Fairfax County Police.
9. Fairfax County Police are authorized to tag and tow any vehicles on the common parking areas of the Association that violate any federal, state or county law or ordinances.
10. All vehicles must be in running order and in good upkeep. A vehicle in good upkeep is defined as not having any flat tires, crushed parts, damaged canvas roofs, broken windows or windshields or any other defect which renders the vehicle unable to function or renders the vehicle legally un-drivable.
11. All repair businesses are prohibited on parking lots and no items should be manufactured, stored, repaired or sold from or in the unit/ lot in a manner that is visible from the common area; no resident should work in the unit/lot/parking area; and no clients, customers, messengers, delivery personnel or other individuals should regularly visit the unit/lot/parking area or cause a nuisance at the development.
12. No extensive (the type of work) or long term (days of work) repairs of any vehicle may be performed within the common areas and facilities of the Association. Extensive or long term, repairs will be defined as and will include but not be limited to:
  - A. any work that requires any vehicle to be disabled more than one day (long term);
  - B. any work that while not disabling the vehicle requires more than one day;
  - C. any work that infringes on any other parking space or common area adjacent to where the work is being done and/or poses a risk of damage to any other vehicle, or which causes spillage (more than a quart) of oil or other vehicle fluids onto parking lots or other common areas.
13. Any clean-up of stain or damage to the pavement, asphalt, or common areas including but not limited to oil or other vehicle fluid spills as a result of any work on any vehicle will become the financial responsibility of the owner of the vehicle if a member of this Association. If the owner of the vehicle is a tenant, a visitor of a member, or a visitor of the member's tenants, the member will incur the financial responsibility for clean-up. If not undertaken within three days, the Association may undertake such clean-up and seek

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recovery of the cost from the responsible member.

14. Indemnification. Members shall hold harmless and indemnify the Association, its members, Board of Directors, officers and agents against any damages or liability caused by or resulting from any corrective measures taken by or on behalf of the Association to enforce the parking rules or caused by or resulting from any action taken by or on behalf of a member or member's tenant(s) to enforce the parking rules.
  
15. Liability for Personal Property. Parking is at the vehicle owner's sole risk and expense. Nothing in this resolution shall be construed to hold the Association, the Board of Directors, or any designated agent thereof responsible for damage to vehicles or loss of property from vehicles parked on the Common Area. Vehicles parked in violation of any part of this policy or these regulations shall be subject to immediate towing and removal from the Common Area at the owner's sole risk and expense.

### III. DURATION OF RESOLUTION

This parking resolution will remain in effect until revoked or superseded in whole or part by action of the Board of Directors of Reflection Homes Association, Inc., or by operation of law.

***Location:** This Policy Resolution shall be filed in Section IV, Parking Resolutions, of the Book of Resolutions.*

The effective date of this resolution is **September 13, 2021**.