

Reflection Homes Association, Inc.
Policy Resolution 2005-1
Town Home Parking Regulations

WHEREAS, Article VII, Section 1 of the By-Laws of Reflection Homes Association (Association) charges the Board of Directors (Board) with the powers and duties of administration of the Association; and

WHEREAS, there have been many complaints from residents of the Association concerning the lack of parking spaces; and

WHEREAS, there is an unavailability of land to increase the number of parking spaces; and

WHEREAS, the number of vehicles per household has increased dramatically since the inception of this community;

WHEREAS, Policy Resolution No. 2000-7, Town Home Parking Regulations, has expired; and

WHEREAS, the Board deems it in the best interest of the community to formally adopt new regulations governing parking at the Association.

NOW THEREFORE BE IT RESOLVED THAT each household within the town home community will be issued two stickers entitling each home to two parking spaces within the common parking areas of the Association.

I. RULES OF ENFORCEMENT

1. Parking stickers tags will be issued yearly and mailed with payment coupons to those members whose accounts are paid in full.
2. Off site homeowners are responsible for issuing stickers to their tenants.
3. 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.
4. Members whose dues become delinquent after the issuance of stickers will have their stickers voided until the time that their dues are paid in full.
5. Lost stickers will be replaced at cost. The lost sticker number will be voided.
6. Any vehicle displaying a voided sticker or no sticker will be subject to immediate towing without notice at the owner's expense.
7. Hours of enforcement are as follows: **10 P.M. to 6 A.M., 365 Days per year**

8. Vehicles parked within the common parking area without stickers clearly visible during the specified hours of enforcement will be subject to immediate towing at the owner's expense. Stickers must be placed or attached on the rear windshield on the driver's side of the car.
9. 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.
10. 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.
11. 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.
12. Members may report in confidence any vehicles in violation of this resolution directly to the towing company.

II. LIMITATION AND RESPONSIBILITIES

1. 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. Trucks carrying ladders on top or on the sides of trucks or vans may not be parked in the common parking areas.
2. As many people now use their logo vehicles as private transportation, cars and trucks that carry signs or logos permanently applied on the sides of the vehicles may be parked in an allotted parking space with the appropriate sticker.
3. No portion of a 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.
4. 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 tenants, the member will also incur the financial responsibility for repairs.
5. Vehicles may not be parked in any area that is not designated as a parking area. This includes entry alcoves, porches, patios and/or decks. This in accordance with regulation 318.1 of the Fairfax County Code.
6. 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, valid inspection sticker and valid personal property sticker. Vehicles

with invalid tags of any kind will be tagged by management or Fairfax County Police. Said vehicles tagged by management will be towed if the stickers or tags are not made current within seven calendar days. Police tagged vehicles will be towed at the discretion of Fairfax County Police.

7. 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.

8. All cars 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 unsightly. Vehicles with any of the aforementioned defects or with extensive damage will be tagged and towed within seven calendar days.

9. No extensive repairs of any vehicle may be performed within the common areas and facilities of the Association. Extensive repairs will be defined as and will include but not be limited to: any work that requires any vehicle to be disabled more than one day; any work that while not disabling the vehicle requires more than one day; 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 of oil or other vehicle fluids onto parking lots or other common areas.

10. Any clean up of stain or damage to the pavement 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.

11. In the case of all situations addressed in Section II, 1-7 and 9-10 above, the Board or its designated representative shall post a citation notice on any vehicle not in compliance with the rules and regulations of the Association. No other form of notice is required. If the owner of the vehicle does not bring the vehicle into compliance within seven days of the date of the notice or contact a member of the Board, the vehicle will be subject to removal by towing.

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

Reflection Homes Association Inc.
Administrative Resolution No. 2000-9
Town Home Parking Advisory Committee

WHEREAS, Article X of the By-Laws of the Reflection Homes Association (Association) states that the Board of Directors (Board) has the authority to appoint certain committees as it deems appropriate to fulfill its responsibilities; and

WHEREAS the Board has determined that a Town Home Parking Advisory Committee should be created to advise the Board on parking issues which affect the town home section of the Association.

NOW THEREFORE BE IT RESOLVED THAT the Board hereby establishes a Town Home Parking Advisory Committee (Committee) to advise the Board on parking issues which affect the town home section of the Association.

I. MEMBERSHIP

Because of a paucity of volunteers during the first year of this Committee, during the period from May, 1 2000 through January 31, 2001, tenants may serve on the Committee, but will be non-voting members of the Committee. However, beginning February 1, 2000, and permanently thereafter, all members of the Committee must be town home residents and members in good standing of the Association.

The Committee shall consist of one (1) member of the Association in good standing from each court of the town home division.

A town home member in good standing shall be defined as any Association member who owns a town home whose homeowner dues and/or assessments and recreation dues and/or assessments are paid in full. A town home member in good standing shall have no legal fees outstanding with regards to their town home or liens placed upon their lots by the Association or the Reflection Recreation Committee.

Neither Board members nor tenants may serve as voting members of the Committee.

II. APPOINTMENTS AND TERMS

Each member of the Committee shall serve a term of one year beginning February first and ending January thirty-first. If a member of the Committee resigns, the Board shall appoint a replacement to serve the remainder of the term.

All appointments or reappointments of members in good standing will be made at the regularly scheduled January meeting of the Board.

The Board at any time may revoke the appointment of one or all of the Committee members upon a majority vote of the Board.

III. FUNCTIONS AND RESPONSIBILITIES

Within thirty (30) days of their appointment, the Committee will meet to elect a chairperson. The chairperson must be a voting of the Committee.

Quorum for a Committee meeting shall exist if a simple majority of the appointed members is present at the meeting. Once quorum is present at a Committee meeting, it will be deemed to be present for the duration of the meeting until the chairperson adjourns the meetings.

The Committee must establish and publish in the Association newsletter a meeting schedule which notifies the membership of the location and time of the Committee's meetings.

The Committee will hear complaints pertaining to parking in the town home section of the Association by and/or from the Association members and/or their tenants and report the nature of such complaints and make recommendations concerning them to the Board.

All recommendations to the Board must be in writing and signed by the members of the Committee. The Committee chairperson will ensure that written recommendations are presented in a timely fashion for consideration at the monthly Board meeting.

Members of the Committee will review annually the current plan for parking on the common lots of the Association and make recommendations to the Board pertaining to parking facilities and their uses.

With the exception of receiving and reviewing complaints pertaining to parking and recommending improvements in the Parking Plan of the Association, the Committee has no power to act on behalf of the Board.

The Committee may not expend any funds. Any expenditures anticipated by the Committee must be presented to the Board for approval and appropriation.

All Committee Members must abide by the rules of confidentiality established in Administrative Resolution 2000-1. Any violation of confidentiality is grounds for immediate dismissal from the Committee.

Location: This Administrative Resolution shall be filed in Section II, Standing committees, of the Book of Resolutions.

The effective date of this resolution is October 10, 2000.