

LOFT RIDGE HOMEOWNERS ASSOCIATION, INC.

POLICY RESOLUTION # 18

This Resolution made on this 9th day of May, 1996 by the Board of Directors ("The Board") of the Loft Ridge Homeowners Association, Inc. ("The Association").

WITNESS

WHEREAS, Article VII Section 1 (a) of the By-Laws of the Loft Ridge Homeowners Association, Inc. establishes that the Board of Directors shall have power to "adopt and publish rules and regulations governing the use of the Common Areas and facilities" of the Association; and

WHEREAS, Article II of the Declaration of Covenants, Conditions and Restrictions, as filed among the Land Records of the County of Fairfax, Virginia, permits the Board to regulate and arrange for parking in the said Common Areas by "permanently assign[ing] one (1) vehicular parking space for each Unit," provided the right of the members to "the exclusive use of parking spaces" is not abridged;

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Directors shall and does adopt the attached parking regulations, to be published by the Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions, By-Laws and/or the laws of this Commonwealth, and that the said parking regulations be and hereby are adopted effective the date of the endorsement by the Board of Directors.



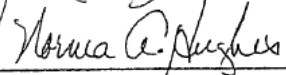
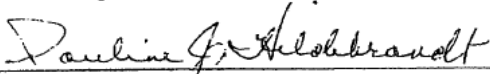
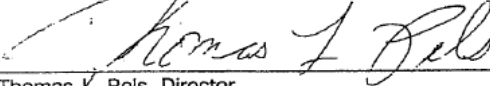
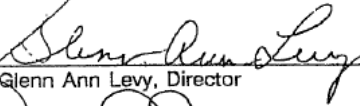
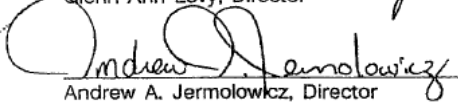
IN WITNESS THEREOF, each of the members of the Board of Directors has signed and acknowledged this resolution.

SIGNATURE PAGE FOLLOWS

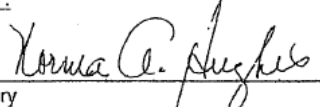
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Motion By: Rick Sandelli

Seconded By: Pauline Hildebrandt

<u>Signature</u>	<u>Approve</u>	<u>Disapprove</u>	<u>Abstain</u>
<u></u> John S. Wilson, President	X		
<u></u> Richard Sandelli, Vice-President	X		
<u></u> Norma Hughes, Secretary	✓		
<u></u> Pauline J. Hildebrandt, Treasurer	X		
<u></u> Thomas L. Pels, Director	✓		
<u></u> Glenn Ann Levy, Director	✓		
<u></u> Andrew A. Jermolowicz, Director	X		

ATTEST:


Secretary

May 9, 1996
Date

LOFT RIDGE HOMEOWNERS ASSOCIATION, INC.

VEHICLE AND TOWING RULES AND REGULATIONS

Scope of Control

The following Parking and Traffic Rules and Regulations have been adopted by the Board of Directors, Loft Ridge Homeowners Association, Inc. (LRHOA) and apply to all homeowners, renters, tenants and guests within the community.

REMOVAL OF VEHICLES FROM ASSOCIATION PROPERTY AND PENALTIES

A. AUTHORITY TO TOW

The authority of the Board of Directors of an Association to tow or immobilize a vehicle is authorized by the State of Virginia under section 46.1-551 of the Traffic Code. Vehicles parked or operated in violation of these Rules and Regulations, the LRHOA Rules and Regulations, and the Architectural Control Guidelines sections on "Vehicle Repair" and "Vehicles," page 9, are subject to towing. For the purposes of this regulation, the term "vehicle" applies to a motorized vehicle or one which is pulled or towed, such as a trailer, boat, camper or mobile home.

1. Any vehicle found to be in violation of any traffic or parking rules and regulations that pertain to the orderly flow of traffic, the potential destruction of common area property and/or posing a potential safety hazard are subject to immediate removal by means of tow without prior notice.
2. Any vehicle found in violation of all other offenses to the rules and regulations with the exception of those specified in paragraph 1, above, may be removed from the common area after forty-eight (48) hours notice. Notice shall be deemed given when a representative of the Association places an approved written notice or vehicle citation upon the motorized vehicle or trailer, camper etc. which states the nature of the violation, the date and time of the notice and the date on which the vehicle will be removed.

3. The Board may also take such other remedies as are allowed by law and the Association documents, including but not limited to: special assessments for damage to the streets, parking areas and common areas, injunctions or rules violation charges.
4. The Association shall maintain the right and be responsible for the painting and maintenance of all parking spaces, and the removal of snow from common area roadways and parking areas. As an exception, the removal of snow from assigned parking spaces is the responsibility of the individual homeowners, unless deemed otherwise on an individual basis by the Board of Directors. The Association may require the homeowners to remove their vehicles from their designated parking spaces to allow the Association to perform its obligations.

B. HOMEOWNER ENFORCEMENT ON ASSIGNED PARKING SPACE(S)

1. The homeowners shall have the exclusive right and benefit of their parking space subject to Board of Director authority and supervision. They may enforce such rights, including without limitation, monitoring, tagging, or removing any vehicle by tow that occupies that assigned parking space, under the following conditions:
 - a. The homeowner must use the towing company that is under contract with the Association.
 - b. The homeowner must show his/her signed towing agreement document (enclosed) to the tow truck operator.
 - c. The homeowner must display personal identification.
 - d. The homeowner must sign the tow ticket.
 - e. The homeowner may relinquish this authority, under this agreement, to his tenant as long as the tenant follows the procedures set down in this agreement.

C. INCLEMENT WEATHER

The Board of Directors may regulate the operations and/or parking of vehicles on Association roadways and parking areas in the event of snow, sleet, hail, freezing rain, ice, water, flood, storm or the threat thereof. In addition to the general authorities granted by this section, the Board may also prohibit vehicles from parking or operating on designated roadways or parking areas. Under no circumstances will vehicles be parked in such a way as to impede the ingress/egress of service vehicles assigned to plow, apply sand, or whose mission is to maintain accessibility to the streets and parking areas for the residents. The Association may authorize the immediate removal of vehicles on Association roadways and parking areas that are stalled, stuck, parked, or abandoned in these areas and shall authorize the storing of removed vehicles. Towed vehicles are subject to the imposition of charges for removal and storage.

D. SIGNS, INITIALS, NUMBERS, ALTERATIONS, ADDITIONS

No signs, initials, numbers, or any other additions or alterations to parking spaces may be painted, displayed, or erected by any resident. Applications for such will be returned or denied. This does not apply to a uniform numbering or lettering system that may be applied to all parking spaces by the Association acting through the Board.

E. REPAIRS ALLOWED ON ASSOCIATION STREETS AND PARKING AREAS

1. Minor emergency maintenance.
2. Ordinary light maintenance. (Excluding fluid changes and other actions which might damage or soil the common elements.)
3. Normal cleaning is permitted, provided there is no damage to or soiling of the common elements and no obstruction to the common elements. All other vehicle repairs are prohibited.
4. Such repairs must also conform to the provisions of the Architectural Control Guidelines.

F. OPERATION & PARKING OF VEHICLES ON ASSOCIATION PROPERTY

1. An individual may not drive or attempt to drive a vehicle on Association property unless he/she has a valid license.
2. The driver of a vehicle involved in an accident, which results in damage to the Association property, shall, by the quickest means of communication, give notice to the management company and give information to the management company as directed by the Board of Directors of the Association.
3. The speed limit for the Association will be 25 mph unless otherwise posted.
4. All vehicles shall be operated on paved surfaces intended for traffic flow only.
5. All vehicles shall be parked in designated parking spaces only.
6. Only one vehicle shall occupy a parking space at a time.
7. Parking in fire lanes, no parking areas and non-designated parking spaces is prohibited and subject to immediate removal.
8. The storage of any motorized vehicle including, but not limited to motorcycles, boats, trailers, campers, etc. is prohibited. A licensed vehicle will be considered stored if not moved after 30 days.
9. All vehicles parked on the common property must be in compliance with all Commonwealth of Virginia, Fairfax County and Department of Motor Vehicles laws, including appropriate stickers as deemed necessary by the governing agencies.
10. Any vehicle parked on the property and utilizing a vehicle cover is subject to inspection by the removal of the cover in order to view plates, stickers and vehicle condition.
11. All vehicles must be maintained in an operative condition at all times.

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12. All commercial vehicles including but not limited to commercial vans & trucks (including non-lettered but displaying ladder racks, tools, trash or debris indicating obvious hauling, paint materials, etc.), taxicabs, buses, cars with commercial lettering, campers, trailers, boats, etc. are prohibited from parking in Loft Ridge Homeowners Association, Inc. (Section E (1) of the LRHOA Rules and Regulations)
13. Non-Resident owners may not use the parking lots for the storage of any vehicle.
14. Parked vehicles may not obstruct or block sidewalks or access routes.
15. Vehicles may not drive on grassed, mulched or non-paved areas for any purpose at any time. Permission may be obtained on a case by case basis from the Board of Directors or their agent. Any damage to the access areas shall be the sole responsibility of the dwelling owner or resident and shall be repaired to the satisfaction of the Board.
16. Motor homes, boats, recreational vehicles or portable vehicles other than automobiles will not be permitted to remain parked in a location visible to a roadway for a period longer than four (4) days, non-consecutive, without prior consent of the Board of Directors.
17. Anyone operating a motorized vehicle within Loft Ridge Homeowners Association Property shall abide by all vehicular laws of the Commonwealth of Virginia, Fairfax County and these Rules and Regulations.