

**LOFT RIDGE HOMEOWNERS ASSOCIATION, Inc.**  
**RESOLUTION NO. 25**

**VEHICLE STORAGE POLICY**

WHEREAS, the Loft Ridge Homeowners Association (hereby referred to as "LRHOA") is governed by the Virginia Property Homeowners Act, the Loft Ridge Homeowners Association By-Laws, Articles of Incorporation, Declaration of Covenants, and Governing Resolutions; and

WHEREAS, Article VII Section 1 (a) of the Bylaws of LRHOA establishes that the Board of Directors shall have the power to "adopt and publish rules and regulations governing the use of the Common Areas and facilities" of the Association.

THEREFORE, BE IT RESOLVED, that the Board of Directors has adopted the following parking regulations, effective September 20, 2007:

No portion of the common areas, including the streets within the Association, and reserved or unreserved parking spaces, shall be used for storage of vehicles. Storage includes, but is not limited to:

- (1) A vehicle without valid tags or inspection;
- (2) A vehicle not moved under its own power for a period of 30 days, unless approval is granted in advance by the Board or management;
- (3) A vehicle used for storage of trash, supplies, or other items for a period of three days; or
- (4) A vehicle in violation of the intent of these Rules and Regulations, which is periodically relocated to avoid the time periods imposed herein.

**LOFT RIDGE HOMEOWNERS ASSOCIATION  
RESOLUTION ACTION RECORD**


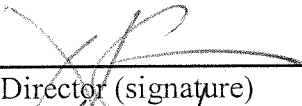


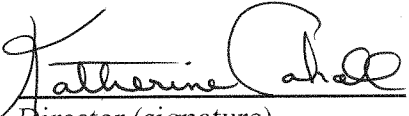


Resolution Type: Regulatory No. 25

Pertaining to: Vehicle Storage Policy

Duly adopted at a meeting of the Board  
of Directors (held September 20, 2007; signed by Board on ~~October~~ October 18, 2007).

Motion by: Kathi Cahall      Seconded by: Chris Buechler

**VOTE:**

		YES	NO	ABSTAIN	ABSENT
 _____ Director (signature)	<u>C. L. BUECHLER</u> Print Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Director (signature)	<u>Jason Kramer</u> Print Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Director (signature)	<u>NANCY SCHWENIG</u> Print Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Director (signature)	<u>Eric Naide</u> Print Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Director (signature)	<u>Katherine Cahall</u> Print Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Director (signature)	<u>Karen Dyar</u> Print Name	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 _____ Director (signature)	_____ Print Name	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FILE:  
Book of Minutes - 2007  
Book of Resolutions

## SECTION VI

### VEHICLE CONTROL

The following Parking and Traffic Rules and Regulations have been adopted by the Board of Directors for the LRHOA, and apply to all homeowners, renters, tenants and guests within the community:

#### A. Authority to Tow

The authority of the Board of Directors of the LRHOA to tow or immobilize a vehicle is authorized by the State of Virginia under Section 46.1-551 of the Code of Virginia, as amended, and Section 82-5-32 of Fairfax County Code.

Vehicles parked or operated in violation of these Rules and Regulations and the Architectural Control Guidelines section on "Vehicle Repair" and "Vehicles," are subject to towing.

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 towing without prior notice.

Any vehicle found in violation of any other rules and regulations with the exception of those specified in the paragraph above may be removed from the common area after forty-eight (48) hours notice. Notice shall be deemed given when a representative of the LRHOA places an approved written notice or vehicle citation on 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. Failure to receive notice does not preclude the Association from or invalidate the Association towing a vehicle. A copy of the notice shall be retained in the lot owner's file.

All vehicles shall be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions, fluid leakage, or appearance as determined by the Board of Directors. Owners of vehicles that cause damage to the common areas shall be held liable for any and all costs of repairs to the common areas, including, but not limited to, damage to pavement, signs, and landscaping.

#### B. Vehicles - General Rules

No motorized vehicles may be operated or maintained on yards or sidewalks, in common areas, or in woods.

No unlicensed person may operate any motor vehicle on LRHOA-owned property (including roadways, sidewalks, woods, common areas, etc.)

The speed limit for the Loft Ridge community will be 25 mph unless otherwise posted.

The driver of a vehicle involved in an accident which results in damage to LRHOA property, shall, by the quickest means of communication, give notice to the Managing Agent as directed by the Board of Directors of the LRHOA.

All vehicles operated on or parked upon the LRHOA-owned roadways must be in compliance with all Commonwealth of Virginia, Fairfax County and Department of Motor Vehicle laws, including appropriate stickers required by these agencies. All lot owners and residents shall display valid and current state license plates, county registration, and inspection stickers.

Any vehicle parked on the property utilizing a vehicle cover is subject to inspection by the removal of the cover in order to view plates, stickers, and vehicle condition.

All vehicles must be maintained in an operative condition at all times.

Riding wheeled vehicles, motorized or not, on common areas is not allowed.

No trailers, campers, boats, or similar equipment may be stored on any homeowner's property or within the Loft Ridge community. A licensed vehicle will be considered stored if not moved after 30 days.

No portion of the common areas, including the streets within the Association, and reserved or unreserved parking spaces, shall be used for storage of vehicles. Storage includes, but is not limited to:

- (1) A vehicle without valid tags or inspection;
- (2) A vehicle not moved under its own power for a period of 30 days, unless approval is granted in advance by the Board or management;
- (3) A vehicle used for storage of trash, supplies, or other items for a period of three days; or
- (4) A vehicle in violation of the intent of these Rules and Regulations, which is periodically relocated to avoid the time periods imposed herein.

#### C. Vehicle Repair

Any repair and/or maintenance work performed on motor vehicles within the Loft Ridge community may be permitted only under the following conditions:

Only minor emergency maintenance and ordinary light maintenance (excluding fluid changes and other work that may damage or soil the common areas) may be performed.

Normal cleaning is permitted provided there is no damage to or soiling of the common areas.

All such work must take place on hard surface areas and not on grassy areas.

Removing and/or replacing the engine, transmission, or differential is not authorized.

During those periods of time when work is not in actual progress, the vehicle must have all tires properly and firmly affixed and inflated, and the tires must be the means by which the vehicle is resting on the ground. Under no circumstances can the vehicle be left on cinder blocks, jacks, or ramps.

Such work/maintenance must be confined to the work that homeowners perform on vehicles legally registered in their name(s).

The area in the vicinity of the activity must not be fouled or damaged by the work.

Homeowners will be billed for clean up or repair costs resulting from maintenance/repair work.

#### D. Parking Rules

Homeowners in violation of any of these rules are subject to having their vehicle towed at their own expense and risk. See LRHOA Towing Agreement, "**Exhibit E.**"

Parking is prohibited for commercial vehicles and certain noncommercial vehicles as follows: recreational vehicles, commercial vans, commercial trucks, taxicabs, tractor or trailer portions of tractor-trailers, buses, boats, jet skis, recreational vehicle trailers, cars with commercial lettering, vehicles non-lettered but displaying ladder racks, tools, trash or debris indicating obvious hauling, paint materials, etc.

Parking in fire lanes, no parking areas, and non-designated parking spaces is prohibited and such vehicles are subject to immediate removal. Parking is not allowed on islands or at corners. This is necessary for safety reasons and allows emergency vehicles access to all homes.

Vehicles shall be parked between space markers on the curb, so as not to occupy more than one parking space and should not overhang sidewalks or grass.

No signs, initials, numbers, or any other modifications to parking spaces are authorized.

Requests to change the location of an assigned parking space must be submitted in writing to the Managing Agent. If approved, the change will be at the Homeowner's expense.

#### E. Inclement Weather

The Board of Directors may regulate the operations and/or parking of vehicles on LRHOA roadways and parking areas in the event of snow, sleet, hail, freezing rain, ice, water, flood, storm, etc. The LRHOA may authorize the immediate removal of vehicles on LRHOA roadways and parking areas that are stalled, stuck, parked, or abandoned and may authorize storing of removed vehicles. Homeowners are subject to the imposition of charges for removal and storage of these vehicles.

#### F. Snow Removal

The LRHOA is responsible for removing snow on Association streets (this is not done by the County) whenever accumulation exceeds two inches.

The property owner shall remove snow from sidewalks in front of the residence and from the assigned parking space. Under no circumstances will vehicles be parked in such a way as to impede the entrance or exit of service vehicles assigned

to plow, apply sand, etc.

#### G. Rules Violations: Complaint and Due Process Procedures

The LRHOA Board of Directors has the authority to adopt and amend Rules and Regulations. The Board may also assess charges against homeowners for violations of the Governing Documents and Rules and Regulations by homeowners, tenants, guests, etc. The procedures to ensure due process and consistency of enforcement are provided as **Exhibit F**.