

**BROADLANDS ASSOCIATION, INC.**

**REGULATORY RESOLUTION**

**Parking Regulations and Enforcement Procedures**

WHEREAS, Article 3, Section 3.4 and Article 8, Section 8.3 of the Declaration for Broadlands (hereinafter "Declaration" and "Association" respectively) grant the Board of Directors ("Board") the power to adopt, amend and publish rules and regulations governing the use of the Property and the conduct of the Association members and their guest therein; and

WHEREAS, Article 5, Section 5.9 (a) of the Declaration authorizes the Board of Directors to designate certain portions of the Common Area as Reserved Common Area and Article 7, Section 7.6 (a) authorizes the Board to assign parking spaces as Reserved Common Area; and

WHEREAS, Article 7, Section 7.6 and Article 8 Section 8.2 (n) of the Declaration regulates parking and vehicles on Common Areas, Private Streets, Roadways and Lots; and

WHEREAS, Section 55-515 of the Virginia Property Owners' Association Act (Chapter 26 of the Code Of Virginia, the "Act") charges all Lot owners and their tenants, guests and invitees with compliance with the Declaration, Bylaws, Rules and Regulations (the "Governing Documents") of the Association as amended; and

WHEREAS, Section 55-513 B. of the Act, Article 9, Section 9.1 (b) (3), and Article 11, Section 11.1 of the Declaration provide the Association, acting through the Board or its designee, with the power to assess charges against Lot owners for violations of the Governing Documents, for which the Lot owner or his family members, tenants, guest, or other invitees are responsible; and

WHEREAS, Section 55-513 B. of the Act and Article 11, Section 11.1 (h) of the Declaration further provide that certain procedures must be followed before such charges may be assessed; and

WHEREAS, Section 55-513 B. of the Act and Article 12, Section 11.1 (d) of the Declaration provide the Association, acting through the Board or its designee with the power to "enter the portion of the Property (excluding any occupied dwelling) on which, or as to which, such violation or breach exists and summarily to abate and remove, at the expense of the defaulting Owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions of the Association Documents or the Rules and Regulations"; and

WHEREAS, it is the intent of the Board to enforce the Governing Documents for the benefit and protection of the Association's Lot Owners and residents by establishing procedures that ensure due process and consistency of enforcement.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board, by the Act, the Governing Documents and this Resolution establishes the following rules, regulations and enforcement procedures with regard to parking.

**I. Restrictions on the Parking and Storage of Vehicles**

**A. General** These restrictions on the parking and storage of vehicles are applicable to Common Areas, Common Area parking lots, Private Streets, and Roadways.

1. No recreational vehicle may be parked or stored in open view of residential property, residential streets or open space or other Common Area. "Recreational vehicle" is defined as follows:
  - Any boat or boat trailer, canoe, jon-boat, paddleboat, jet skis, sailboat, catamarans, rafts or inflatables and the like.
  - Any motor home or other self-contained camper.
  - Any camper slip-ons where the camper back are 12 inches or higher than the roofline of the cab of the truck.
  - Any mobile home, trailer or fifth-wheel trailer.
  - Any pop-up camper/tent, trailer or other similar recreation oriented portable or transportable facility or conveyance.
  - Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.

As a convenience to Broadlands Homeowners, recreational vehicles may be parked at the owner's residence or, with the Board's or the General Manager's permission at a specified Common Area Parking Lot for no more than 48 hours to facilitate preparation or unloading of the recreational vehicle. Vehicles must be legally parked and conform to all other conditions of the Broadlands Parking Resolution. Permission to park the vehicle must be received by Management in advance. The total number of days any homeowner may utilize this waiver may not exceed twenty-four days in a calendar year or four days in a single calendar month.

Notwithstanding the immediately preceding paragraph, the following vehicles shall be treated in the same manner as recreational vehicles:

- a. Any vehicle that is defined in a State Code or County Ordinance as commercial, except that a normal passenger vehicle used for commercial purposes but not modified for commercial purposes may be permitted. For example, passenger vehicles, pick-up trucks not exceeding ½ ton, or passenger vans used for commercial purposes and having the name of the business written on the front doors in an area not exceeding two square feet may be permitted. Any vehicle described above having exterior racks, compartments or the like will not be permitted.

- b. Any private or public school or church bus.
  - c. Motorized vehicles, other than Association owned and operated vehicles, are not permitted on the trails and Common Areas within the community.
2. Junk or derelict vehicles may not be parked or kept upon any portion of the Common Area or on any portion of a Lot Visible from Neighboring Property (as defined in Article 1, Section 1.1 (38) of the Declaration. A vehicle shall be deemed to be a junk or derelict vehicle, if it does not display valid state license/registration or inspection sticker or if it is missing any necessary parts, such as, but not limited to, tires (flat or inflated), wheels, engines, door, truck, hood, wrecked or smashed body parts, etc. that are necessary for the operation of the vehicle on public or private Streets.
  3. All vehicles must conform to Commonwealth of Virginia and Loudoun County codes, ordinances and statues. All vehicles must bear current license plates, registrations, sticker and certifications as required by the Commonwealth of Virginia and Loudoun County.
  4. No vehicle shall be parked in such a manner or in any area that obstructs the safe, free-flow of moving vehicular traffic or obstructs the movements of other vehicles or pedestrians into or out of parking spaces on Public Streets, or Private Roads.
  5. No vehicle shall be parked in violation of any posted sign.
  6. All vehicles shall be parked wholly within space lines, as applicable.
  7. No vehicle shall be parked on any grassy or landscaped area.
  8. No vehicle shall be parked on or across any area, including public sidewalks, so as to obstruct pedestrian use and access.
  9. Vehicles may not be parked with any type of "For Sale" sign displayed on the vehicle on any Private Streets, Roadways or Common Area.
  10. Vehicles may not be parked within 10 feet on either side of a mailbox.
  11. No vehicle may be parked in a manner which blocks any portion of a sidewalk on a Private Street.
  12. No vehicle may be parked in a fire lane

All residents and visitors shall observe and abide by these Parking Regulations and those of State and Loudoun County authorities. Vehicles parked in violation of any such regulations may be towed at the owner's sole risk and expense.

The Board of Directors may from time to time, as circumstances dictate, designate certain Private Streets and Roadways as Snow Emergency Routes and temporarily prohibit parking thereon.

The Board of Directors may, from time to time, restrict parking on certain Private Streets and Roadways or at specific locations on such Streets and Roadways as needs arise and situations dictate.

## II. Enforcement

A. General These Rules and Regulations will be enforced in a uniform and consistent manner.

### 1. Scope of Enforcement

a. Public Roadways (Virginia Department of Transportation maintained public roadways). Any motor vehicle, trailer, semi-trailer, camper, boat, truck, personal van, recreational vehicle, or other vehicle of any description that is parked in violation of the applicable state and local laws or in violation of these Regulations outlined in Section I, (Restrictions on Parking and Storage of Vehicles) shall be deemed to be parked without permission of the Association and subject to ticketing, towing or other enforcement as provided by applicable State and County law and the Enforcement Procedures of this Resolution.

b. Private Roadways (Private Roads and Parking Lots maintained by Broadlands Association, Inc.). Any vehicle parked on Private Roadways and Parking Lots maintained by Broadlands Association, Inc. which do not conform to Section I of this Resolution may be issued a Violation Notice by Loudoun County authorities or the Association. If the Violation is not remedied within the time allowed after issuance of the Violation Notice the vehicle may be towed at the sole expense and liability of the owner or owners of the offending vehicle.

c. Fire Lanes and Sidewalks Any vehicle parked in a fire lane or which blocks any portion of the sidewalk adjacent to a private street or parking lot may be towed without warning because of safety concerns.

### 2. Enforcement Procedures

a. Any vehicle parked in a fire lane or which blocks any portion of the sidewalk of a private street or parking lot may be towed **without warning** because of safety concerns. For all other violations, see paragraphs b and c below.

b. Any Lot Owner, tenant, Association managing agent, Association employee, Board member or Committee member may request the Association to take action for any violation of this Resolution not covered in subparagraph 2a above and to enforce the Governing Documents. Upon receipt of such request and verification of the violation the Association will prepare a Violation Notice similar to and containing the information on Exhibit "A" hereto, and place the appropriate copy on the offending vehicle with a copy filed with the Association's records. The Violation Notice will also contain the date that a Towing Warning Notice will be placed on the vehicle if the violation is not cured within the time limit specified on the Violation Notice.

c. Not later than 5 days from the date of issuance of the Violation Notice, referenced in subparagraph 2b above, a Towing Warning Notice similar to Exhibit "B" attached hereto will be placed on the vehicle. Such Towing Warning Notice will state a specific date that

the vehicle will be towed, which will be no less than 72 hours from the time the Towing Warning Notice is issued.

**3. Required Signage Concerning Towing**

At appropriate and prominent locations throughout the Property, the Association shall post signs that comply with the requirements of State Law and any applicable Loudoun County Code concerning the towing of vehicles.

**4. Records**

The Board, Committee, or the Management Agent shall keep copies of all Violation and Towing Notices issued and any other information concerning vehicle violations in the Lot Owner's file (if known) or in a separate file on vehicle violations.

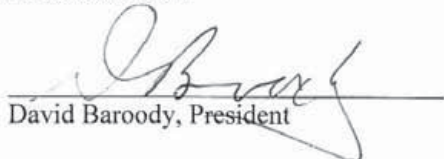
**5. Other Remedies**

This Resolution shall not prevent the Association from exercising any other remedies authorized or available under the Act, the Governing Documents, or by law, and shall not constitute an election of remedies.

The Board of Directors duly adopted this resolution this 9<sup>th</sup> day of November, 2010

Broadlands Association

By:

  
David Baroody, President

**BROADLANDS ASSOCIATION, INC.  
RESOLUTIONS ACTION RECORD**

Resolution Type: Regulatory

Pertaining to: Parking Regulations and Enforcement Procedures

Duly adopted at a meeting of the Board of Directors held November 9, 2010

Motion by: Staci Kapinos

Seconded by: Eric Bazerghi

VOTE:

Yes    No    Abstain    Absent

David Baroody

Brian Beahm

Vice President

Staci Kapinos

Secretary/Treasurer

Cliff Keirce

Director

Eric Bazerghi

Director

Dawne Holz

Director

Jason Chautin

Director

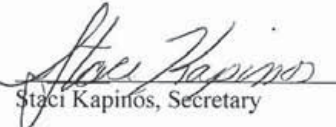
Roy Barnett

Director

Denise Harrover

Director

ATTEST:

  
Staci Kapinos, Secretary

December 14, 2010  
Date

This resolution will be published in the February 2011 newsletter.

  
Maureen Burns, General Manager