

River Place Owners' Association

PARKING RULES AND REGULATIONS

Welcome to River Place.

The River Place Owners' Association (RPOA) Management & Parking Staff would like to welcome you to your new home. The staff will gladly assist you with any questions you may have.

The Parking Rules and Regulations Booklet were fabricated for River Place Residents to adhere to. The Parking Rules and Regulations are strictly enforced. We are sure that once you understand the complexity of the parking situation here, you will agree that everyone will benefit by the strict adherence to these policies.

Once again, we welcome you.

RPOA MANAGEMENT & PARKING OFFICE

1011 Arlington Blvd., Ste. 340, Arlington, VA 22209

Office Phone: (703)276.9810, Parking Office Phone: (703)276.9811

Fax: (703) 276-9819

Parking Office email: RPOA.parking@riverplacecommunity.com

Monday- Friday: 8 a.m. - 4 p.m.

GATEHOUSE

Phone: (703) 525-6321

WHILE THE RIVER PLACE PATROL, HAS BEEN ESTABLISHED PRIMARILY TO ASSIST RESIDENTS,
THE RULES AND REGULATIONS WILL BE STRICTLY ENFORCED.

Registration

Rules

Fines/ Appeals

A River Place ID and entry is required upon entering the Property. You need to register with your building management for a valid River Place ID/ Registration form, and register with the RPOA Parking office to receive parking supplies

► REGISTRATION

New residents who have obtained a lease for a specific parking space must contact the Parking Office. (Located in the Entertainment Center of the South Building) to be registered. Parking Materials can be purchased at the OA Parking Office.

The parking office registration requires the following:

- Current parking space occupant
- Occupant contact information
- Make, model and color

All Parking at River Place is individually owned. The assigned parking spaces are identified by two letters before a number which designate the location of a specific parking space on the property, they are as follows:

WP- South Garage and Terrace Level

MP- North/East Garage and Terrace Level

MC- North/East Garage Motorcycle Space

PS - Exterior Parking Space

NOTE: Management will not be held responsible for residents parking in the wrong parking space.

RPOA offers guest parking at designated locations around River Place property. Each paid guest parking space is marked with green lettering and a sign at the foot of the spaces. The sign contains a QR code which when scanned by a smart phone takes you to a payment portal. A pass code provided by Parking office is required. The breakdown is as follows:

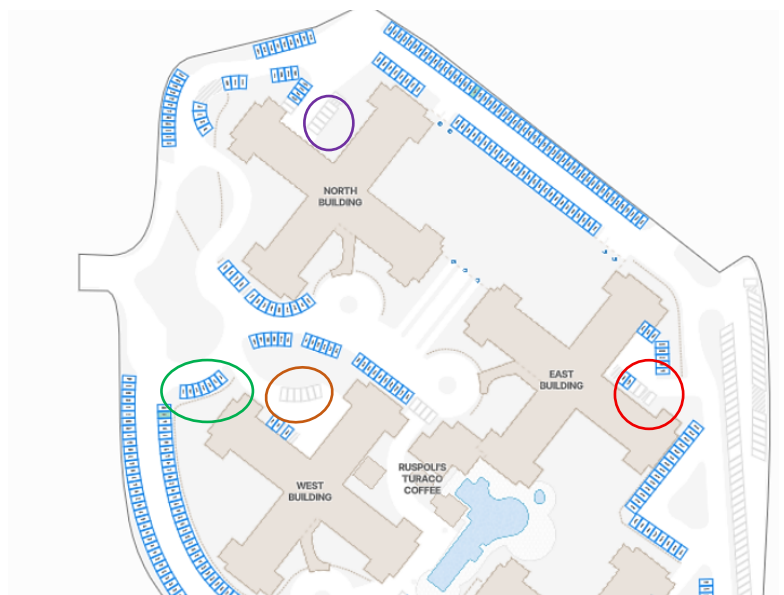
Total amount of paid guest parking spaces:19

Gatehouse paid guest parking: 7

East Loading Dock spaces: 3

North Loading Dock spaces: 3

West Loading Dock spaces: 6



► **RULES AND REGULATIONS CONCERNING THE PARKING ON THIS PROPERTY ARE AS FOLLOWS:**

- Vehicles parked at River Place must be in compliance with Arlington County and The Commonwealth of Virginia regulations.
- Vehicles at River Place must be in working order and shall not leak oil or other fluids onto the parking areas.
- All vehicles on River Place property must display a valid River Place pass/permit. Failure to display permit may result in a booting/towing of vehicle.
- All vehicles on property must be registered with the OA Parking Office.
- Parking spaces are intended for vehicles only. The storage of personal belongings or other materials is prohibited
- Residents and non-residents are not to park their vehicles in any unauthorized areas such yellow curbs, fire lanes, or reserved spaces. No parking in permitted within 15 feet of a fire hydrant, or in any other area designated as "NO PARKING". Booting (immobilizing) and/or towing are strictly enforced.
- Building Management oversees their own loading dock during office hours. Any use during that time needs to be authorized by that building's management office.
- Outside of building management hours, loading docks are reserved solely for paid guest parking in designated spaces.
- A valid River Place ID or ID with River Place address shown is required to obtain a loading dock permit. A 15- or 30-minute loading dock pass will be issued. If need of more time, please return permit to gatehouse to receive permit with extended time. (not to exceed 1 hour)
- The speed limit on River Place Property is 5 mph.
- Vehicles which are illegally parked in reserved space; may be booted (immobilized) /towed by River Place Patrol when written request is completed by the owner/tenant of the reserved space. Only shareholders may request a tow.
- If two vehicles are found with a parking permit to the same place, the permit with the most recent date shall be valid. (Patrol will provide alternate space until parking office is opened and matter is resolved)

► **Motorcycle/moped may be parking as follows**

An owner of a reserved space may also park a motorcycle/moped in their space without additional permits.

- Motorcycles/Mopeds may park in certain designated motorcycle parking spaces (MC) with an appropriate permit. MC spaces can be rented directly from the OA Parking Office.
- An owner may park no more than 1 vehicle in a space, i.e; motorcycle or compact car or (2) motorcycles.
- Bicycles/Mopeds may not be locked to outside poles, fences, trees or structures. **Bicycles/Mopeds may be confiscated immediately and a \$25 penalty plus processing fee imposed.** Held bicycles will be held for seven (7) days before being disposed of. Bicycles may be stored in the bicycle rooms in each building. See your Building Manager for further details.

All traffic signs on the property will be strictly enforced.

► **The following rules apply to pick up or discharging passengers in front of buildings,**

- Arlington County Police has right to ticket any vehicle parked in a fire lane in front of a building if there is no licensed driver behind the wheel of the vehicle. The ticket may result in towing.
- Arlington County Police/Fire Department, and River Place Patrol may write a citation, boot and/or tow a vehicle parked in the fire lanes outside the buildings or around the property of the vehicle is unattended.

► **VIOLATIONS AND VEHICLE IMMOBILIZATION**

Vehicles found improperly parked will be subject to immobilization (booting), incurring a \$25.00 penalty plus processing fee for removal, payable by card. Vehicles also are subject to towing. Boot/tow at the owner's expense.

- a. Parking in a Fireline -yellow curb
- b. Parking within 15 feet of a fire hydrant
- c. Parking at a loading dock without valid permit/pass
- d. Expired permit/pass by date or time
- e. Parking in a NO PARKING ZONE
- f. Using a revoked permit/pass
- g. Parking in a reserve space
- h. No permit or pass found in vehicle or OA database.
- i. Permit/pass not properly displayed (Must be visible from the outside of vehicle)
- j. Changing information on permit/pass
- k. Parking hazardously over the line.

► **INFORMATION REGARDING ACCIDENTS**

The driver of a vehicle involved in an accident which results in damage to another vehicle, injury to a person or property will need to stop their vehicle as close as possible to the scene while trying not to obstruct traffic. Arlington County Police will need to be called as well as reporting accident with River Place Patrol.

► **INTERFERENCE WITH TRAFFIC CONTROL DEVICES**

No person without authority may alter, deface, inure, knock down, change the direction or twist, remove any part of any Traffic Control Device.

► **DRIVING ON SIDEWALK. OVER CURBS, OR GRASS**

No person may drive a vehicle on a sidewalk, over a curb or on any grassy area.

ILLEGAL ENTRY equals a payment of \$50 penalty plus processing fee.

- a. Failure to stop at Main Gate
- b. Refusing to leave gate area when ordered by Patrol
- c. Entering or exiting through wrong gate or direction
- d. Damage to a gate arm will result in a fine of \$150 plus repair cost

► **VEHICLE REPAIR**

Vehicles may not be put on blocks or stands. Mechanical work is prohibited, including oil changes and tune-ups. Exception made only for emergency situations. Failure to obey will result in a \$50 penalty plus processing fee, payable by card.

VEHICLE RELOCATIONS

In the event the Parking Office should need to gain access to a specific parking space to facilitate work being performed by a contractor encompassing any one of the residential buildings the owner/tenant will be notified within a 24-hour period by:

- a. Memorandum notification placed on vehicle
- b. Memorandum to the parking space occupant's unit (if currently registered at the parking office)
- c. Phone call made to parking space shareholder (if occupant is unregistered and/or unreachable)
- d. Phone call to parking space occupant (if currently registered with the parking office)

-If the owner of the vehicle fails to respond to any one of the described methods of notification, the parking office will relocate (tow) the vehicle on-site. If you think your vehicle may have been relocated to facilitate work and its after normal business hours, please contact the Gatehouse at (703) 525-6321

► APPEAL PROCEDURES

Appeal procedures are available to contest traffic control violations.

1. A resident or non-resident may appeal any citation or fine that has been levied.
2. The person receiving a citation only will need to pay first then appeal the citation in writing.
3. If your vehicle has been booted and/or towed, payment must be made first to have the boot removed. Anyone, who feels that he or she was improperly booted and/or towed or fined, may make an appeal within seven days of receiving the citation in writing.

All appeals have to be in writing or email. Parking management will review the letter/email and citation information and reply by written decision to the individual appealing the citation. Submit an email stating your reasons for the appeal of the citation along with the citation to RPOA.parking@riverplacecommunity.com

NO PHONE CALLS OR IN-PERSON APPEALS OF CITATIONS PLEASE!

AFTER SUBMITTING A LETTER AND THE WRITTEN RESPONSE, YOU MAY APPEAL TO THE OWNERS'

ASSOCIATION BOARD OF DIRECTORS. THE DECISION OF THE BOARD WILL BE FINAL.

**THE OWNER'S ASSOCIATION RESERVES THE RIGHT TO MODIFY THE PARKING RULES AND REGULATIONS
AS IT DEEMS NECESSARY.**