

Notes: This resolution was approved by the Board of Directors on April 1, 2020 and became effective on May 6, 2020

CARRIAGE LAWN AT BARKLEY HOMEOWNERS ASSOCIATION, INC.

REGULATORY RESOLUTION NO. 2020-01

PARKING REGULATIONS

WHEREAS, Article IV, Section 3(f) of the Declaration of Covenants, Conditions and Restrictions for Carriage Lawn at Barkley ("Declaration") provides the Association the right to regulate the use of the Common Area for the benefits of Members;

WHEREAS, Article III, Section 3.c.(2) and Article VI, Section 1.h of the Declaration provides that the Board of Directors shall have the authority to establish rules for the use of the Property, and that the use and storage of all vehicles upon the Common Area and Lots or upon any street, public or private, adjacent thereto shall be subject to rules promulgated by the Board of Directors;

WHEREAS, Section 55.1-1819 of the Virginia Property Owners' Association Act, as amended, allows the Association, after notice and an opportunity for a hearing, to suspend a lot owners' right to use facilities or services for non-payment of assessments and to assess charges against any member for violations of the Declaration or Rules and Regulations for which the member or his family members, tenants, guests or other invitees are responsible;

WHEREAS, the Board of Directors has determined that it is necessary to enact uniform parking rules.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board duly adopts the following parking policy, for which the violation of each and any item below will result in the vehicle being towed or booted at the owner's risk and expense:

1. Parking in and on the areas designated for parking at Carriage Lawn at Barkley shall be restricted to validly licensed and operable vehicles owned or operated by owners/residents and/or their guests. Validly licensed vehicles must display current license plates and tags, current registration stickers, and current inspection stickers.
2. No vehicle may be parked in the fire lanes, and/or blocking the right of passage in the streets or on the sidewalks.
3. Visitor spaces are reserved only for the short-term use of non-resident guests of lot owners or residents. Visitors may park in a visitor parking space for no more than three (3) consecutive days, unless there is written Board approval in advance authorizing a longer period of time.
4. Anyone who resides at Carriage Lawn at Barkley is not considered a "visitor" or a "guest," and may not use visitor spaces for parking. The only exception to this

rule is for work on the driveway or home which completely makes use of the driveway or limited common area owner/resident parking impossible to access. [e.g. replacement of pavement or sealing of the driveway]. For such times, the owner/resident shall provide a minimum 5 business day advance request to the Board of Directors for a pass for a short period of parking privileges in visitor parking. If authorized, the temporary parking pass will include the address, beginning and end dates of the pass, vehicle identification information and should contain a unique identifier or signature from the Board or Property Manager.

5. No derelict or disabled vehicles shall be parked in the parking spaces or anywhere on the property within public view.
6. No vehicle repairs may be conducted on any portion of the Association's common area (which also includes the parking areas).
7. Commercial vehicles owned or used by members of the Association and/or their residents/tenants shall not be parked in the parking spaces or anywhere on the property within public view.

A commercial vehicle is defined as any of the following:

- a. Any vehicle with a gross vehicle weight rating in excess of ten thousand one hundred (10,100) pounds or more;
 - b. Any vehicle designed to transport sixteen (16) or more passengers including the driver;
 - c. Any vehicle used in the transportation of hazardous materials;
 - d. Any vehicle, regardless of capacity, which displays advertising lettering thereon or therein;
 - e. Any vehicle which is licensed as a "for hire" vehicle.
8. Recreational Vehicles, including boats and boat trailers, shall not be parked in the parking spaces or anywhere on the property within public view. If a truck-mounted camper is to be an Owner's primary means of transportation, it shall not be considered a recreational vehicle, providing it meets the following conditions:
 - a. The vehicle is moved on a daily basis;
 - b. It is parked within a garage or driveway;
 - c. If the camper is removed, it shall be stored in an area out of view and screened from all surrounding properties.
 9. The assigned parking spaces shall not be used as storage for vehicles. No vehicle may occupy an assigned space for a period of more than fifteen (15) consecutive days.
 10. Vehicles must be parked only within the lines drawn to designate spaces.

11. Where marked visitor parking spaces are parallel to the roadway, a vehicle shall be positioned so that it faces in the direction in which vehicles in the adjacent lane of the roadway are required to travel, and so that the wheels are within the parking space markings.
12. Vehicles must be parked on the paved area, leaving clear access to sidewalks, and with due regard for other residents. Vehicles may not park with wheels partially on the driveway apron and street.

The foregoing parking regulations become effective on May 6, 2020 and supersede any previous regulations. Owners of vehicles not complying with these regulations in any respect after this date can be assessed rules violation charges or parking privileges may be suspended after notice and hearing, and/or the vehicle is violation may be immediately towed or booted at the owner's risk and expense.