

CEDAR PARK RESOLUTION 10-1

WHEREAS, the Virginia Property Owners' Association Act ("Act") provides the Council with the power to assess monetary charges and suspend the membership privileges of Owners as a result of non-compliance with the terms of the Cedar Park Townhomes Association's Declaration, By-laws and rules or regulations ("governing documents"); and

WHEREAS, Cedar Park Townhomes Association Bylaws, Article VII, Section 1, Powers, The Board of Directors shall have the power to: (a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof; and

WHEREAS, for the benefit and protection of the Association, and Members, the Board deems it necessary and desirable to revise the regulation regarding parking.

THEREFORE, THE BOARD RESOLVES that the following regulations hereby are, adopted:

1. Parking is only authorized in marked parking spaces.
2. Residents are not allowed to park in any visitor spots
3. Each unit will have two reserved spaces.
4. **During the hours of 6 AM to 12 Midnight, visitor spaces are open on a first come, first serve basis, seven days a week for visitors. During the hours of 12 Midnight to 6 AM, visitor parking is restricted. NO PARKING in these spaces is allowed by any vehicle during these hours. EXCEPTIONS may be allowed for guests pre-registered and approved by the community management agent, in agreement with the Board of Directors. Such reservations should be made at least three (3) business days prior to the date of intended use. Violation of this regulation can lead to towing of vehicle(s) at owner's expense.**
5. Residents who have guests visiting for an extended period will follow the same procedure indicated in Rule #4, and will provide make, model, and description (plates) so the towing company can be notified to not tow the vehicle as described.
6. Commercial vehicles are not permitted within the community unless providing services to a resident.
7. Double parking is prohibited.
8. Parking on the sidewalk, grass, or any fire lanes is prohibited.
9. Any association member or resident may contact the community management agent to report parking violations and the management agent will then notify the Board of Directors. The towing company will then be notified by the community management agent to tow the vehicle(s) as directed.
10. **To reiterate, any vehicle parked in violation of these rules and regulations may be towed at the owner's own risk and expense. Abuse of visitor parking spaces will not be tolerated. Not acting in accordance with Rule #4 consists of abuse.**
11. **In addition to the rules stated above, the following rule also applies: Notice of Loss of Parking Privileges:** Should an owner fail to address a delinquency after sixty (60) days, a notice shall be mailed to the owner. This notice will notify the owner of that they have the right to request a hearing, within 14 days of the notice, and that if no such request is received, that the Association will exercise its right under the bylaws to revoke parking privileges and have vehicles towed. The notice shall further notify the owner that non-payment after an additional thirty (30) days shall cause the account to be forwarded to the Association's collections attorney.