

Centre Ridge Regent HOA
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Centre Ridge Regent Parking Resolution

This parking resolution establishes regulations, policy and procedures for the Centre Ridge Regent members, residents and guests related to parking on the common areas effective March, 1998. These regulations are established to promote and enhance the visual and aesthetic appearance of the community while at the same time creating an orderly environment for residents and guests to park their vehicles in the community.

The authority for the implementation and enforcement of these regulations falls with the Regent's Board of Trustees (the "Board") and to whomever the Board may elect to enforce these regulations ("Designee(s)").

I. PARKING SPACES WITHIN TOWNHOME COMMON AREA PARKING FACILITIES

The Board may by separate resolution develop a parking scheme or parking regulations, including the assignment of parking spaces, in each of the town home neighborhoods of the Community

II. PARKING VIOLATIONS

- A. In addition to any vehicle parked in violation of any other resolution controlling parking in a neighborhood, any vehicle fitting or falling into one or more of the following classifications shall be deemed to be in violation of these parking regulations and subject to enforcement authority set forth, subsequently, herein:
1. A vehicle that could cause or be classified as a safety hazard;
 2. A vehicle parked on or in a lot owner's property (i.e. front lawn, sidewalk, fenced area in rear);
 3. The parking of a boat, trailer, camper, mobile home, recreation vehicles, commercial and/or private or public school or church vehicles (including automobiles, trucks, or buses) without the express written permission of the Board or its Designee(s). For the purposes of this rule, commercial vehicles include any vehicle used as a Taxi, Taxi Cab, or Car for Hire, and any vehicle displaying commercial lettering or advertisements, or which is patently used

for commercial purposes; (i.e. box trucks, vehicles having ladder racks, tool storage, compartments, or other apparatus not customary to standard four-wheel passenger automobiles).;

4. The parking of **ANY** vehicle on Regent property other than within a designated or striped parking space. For the purposes of this rule, any vehicle parked across or extending over the lines or striped designated single parking space, any vehicle not parked within a designated parking space, any vehicle parked behind another vehicle either stacked in line or perpendicular to the other vehicle (“T”parking), and any vehicle occupying more than one designated parking space shall be in violation of this rule;
5. The parking of **ANY** vehicle not displaying or not bearing the appropriate licenses, stickers, decals or permits for operation on streets or highways of the Commonwealth of Virginia;
6. A vehicle in excess of 2 and ½ tons will not be allowed to park on Regent property;
7. Any vehicle parked in a NO PARKING zone or in a Fire Lane as designated by the Fire Marshall or Board or its Designee(s) on the common area parking areas and or the private or public streets;
8. Any service vehicle on a service call parked on Regent property for an unreasonable amount of time as determined by the Board or its Designee(s); provided however, that no such service vehicle shall be parked on the common area, parking area, or on the private streets overnight.;
9. Any signs, initials, numbers or any other addition or alteration to any common parking space or private street, whether painted, displayed or erected, by the occupant is prohibited. This section does not apply to a uniform numbering system established by the Board;
10. Any vehicle without a valid Regent parking sticker or visitor pass, if required by any applicable resolution or regulation, will be subject to towing;
11. Any vehicle that qualifies as “abandoned” under these regulations. Regent defines “abandoned vehicles” for the purpose of these regulations as any vehicle satisfying one or more of the following conditions: 1. a vehicle parked in the same position and not moved for a period of thirty (30) consecutive days; 2. a vehicle that is not

legally registered and/or inspected by a state and/or other jurisdiction; 3. a vehicle that is in a state of disrepair which is inoperable in its current condition and which is not, will not, or cannot be made operable within a six (6) hour period, and/or 4. a vehicle not maintained in proper operating condition (proper operating condition means a vehicle which, in its current state, is capable of operation on the roadways of the Commonwealth of Virginia and which does not create a hazard or nuisance by noise, appearance exhaust or fluid emissions);

12. Any vehicle that qualifies as “stored” under these regulations. Regent defines “stored vehicles” for the purposes of these regulations as any vehicle satisfying one or more of the following conditions; 1. a vehicle parked in the same position and not moved for a period of thirty (30) consecutive days; or 2. any vehicle rendered incapable of locomotion under its own power source for any period in excess of six (6) hours. (This condition to include any inoperable vehicle which is not, will not or cannot be made operable within six (6) hours); or 3. any boat trailer, camper, mobile home, recreation, commercial and/or private or public school or church vehicle (automobile, truck or bus) parked without the expressed written permission of the Board or its Designee(s);
13. Any vehicle operated on Regent property other than on those paved areas or parking lots specifically designed for operation of motor vehicles.
14. Repair/restoration/maintenance of any vehicle on privately owned or Regent property. Minor emergency maintenance (excluding fluid changes and other action that may soil or impact the common areas), and normal cleaning may be permitted, within the Board’s or its Designee(s’) discretion, provided there is no damage to or soiling of the common areas and no obstruction of the common areas.
15. A vehicle parked in a visitor or unassigned parking space for over forty-eight (48) hours without moving. The forty-eight (48) hour period will not stop when a vehicle temporarily leaves the parking space and returns within the same forty-eight (48) hour period. After exiting the parking space, the vehicle or other vehicles from the same address may not use that parking space for a minimum of 48 hours.

III. ENFORCEMENT OF REGULATIONS

- A. All vehicles must be parked in accordance with the governing documents and the duly adopted rules and regulations of Regent, including this parking regulation. The governing documents include the recorded Declarations of Covenants, Conditions and Restrictions, the Articles of Incorporation and the Bylaws of Centre Ridge Regent. Any vehicle not parked in accordance with the governing documents, as amended, or the duly adopted rules and regulations of the Association shall be in violation and subject to the enforcement authority of the Association, which authority shall include, but not limited to, the towing of violating vehicles from the common area property to other property within the community.

- B. A vehicle considered to be Abandoned/Stored or under repair/restoration/maintenance, as defined herein, or any vehicle parked in violation of the governing documents or any of these rules and regulations, may be towed from the common area at the vehicle owner's sole risk and expense. The vehicle owner shall also be solely responsible for any fees or charges, including storage fees associated with the towing of the vehicle. Towing from an assigned or reserved parking spot may be authorized by the Board. Towing from the common areas other than Reserved Numbered Spaces shall be authorized only by the Board of Directors or by its authorized Designee(s). There will be no liability to the Regent, the Board, the Officer, other Regent members or their Designee for towing a vehicle in violation of the governing documents or the duly adopted rules and regulations. Information regarding towed vehicles may be obtained from the Fairfax County Police Department, who will be notified when towing is implemented against a violating vehicle. Owners of violating vehicles will be charged with any and all expenses incurred by the Regent to perform repairs to damaged common areas caused by said vehicles. In the case of damage to the common areas by guests of an owner, the owner of the lot will be charged. If the resident is occupying a rental lot, the lot owner and/or the resident will be charged.

- C. In addition to towing, as provided above, any violation of these regulations may result in revocation or suspension of the lot owner's/resident's parking privileges. Such revocation shall not occur without written notice of the violation and an opportunity for a hearing pursuant to Section 55-513 of the Virginia Property Owners Association Act.

- D. Any violation of these regulations will be subject to a \$10.00 USD charge per day for each day and each continuing day or portion of a day of the violation, and a \$50.00 USD charge per violation for a non-continuing violation.

V. OTHER

- A. The Board or its Designee(s) may but are not required to give written notice of violations prior to undertaking the enforcement act. Violation notices will include the community center address and phone number. This notice will be placed on the vehicle in a visible location and in a secure manner. The Board or its Designee(s) will not be responsible in the event such notice is in any way removed from the vehicle.
- B. Reporting of violations of these regulations should be made to the Board or its Designee(s) in writing. Information such as location, date, time, and type of violation and the make, model, license plate number and color of the violating vehicle must be provided. In cases where Regent property is damaged, the reporting individual shall provide a written statement.
- C. The Board has the right to make modifications or amendments to this document. Thirty (30) days written notice shall be given to all lot owners/residents prior to the enforcement or modifications or amendments to this resolution and its regulations.
- D. The Board has the right to make special exceptions to these regulations for reason of hardship. Should any resident desire an exception on a temporary basis to any of these regulations, they must request such exception in writing to the Board. These special exceptions will be heard by the Board at its monthly meeting, or other meeting at which a quorum is present, and granted or denied on a case by case basis by a majority vote. Special exceptions granted by the Board do not establish a precedent upon which other requests will be granted or denied.
- E. Regent, its members, residents, owner, members, Board and Designee(s) involved in the enforcement of this document shall not be held responsible for the towing, storage fees or damage to any towed vehicle.
- F. In order to enforce the towing provisions of these regulations, the Board will enter into a towing agreement with a properly licensed towing company for the towing of vehicles pursuant to these regulations and federal, state and local law. In addition, the Board will ensure that all necessary signage is posted pursuant to federal, state and local laws. No liability shall flow to the Board, its Designee(s) from the obligations of this or any other section of these regulations.
- G. This parking regulation, once adopted by the Board of Trustees on behalf of the Association, will supersede and replace any previously adopted rules or regulations pertaining to the parking of vehicles in the Regent, except for those previously adopted resolutions/regulations governing

parking in an individual neighborhood of the Regent, in which case this parking resolution/regulation will supplement those rules.

Adopted February 11th, 1998 by the Centre Ridge Regent
Updated March 15, 2023