

**ROLLING RIDGE CONDOMINIUM ASSOCIATION
PARKING POLICY 2026-1**

1. Purpose and Background

The purpose of this policy is to establish procedures and conditions under which unit owners, tenants, and guests may park their vehicles on the Condominium's common elements.

2. General Provisions

- a. The speed limit within the community is fifteen (15) miles per hour.
- b. All vehicles operated or parked within the community must be maintained in an acceptable state of repair and so as not to present a hazard or nuisance by noise or exhaust emission and must have current and valid license, registration, and inspection stickers displayed.

3. Vehicle Parking

- a. Each unit is assigned two (2) common element parking spaces. The assigned parking space is marked with a corresponding unit number from 1-180. All other spaces, whether marked as such or not, are visitor spaces and are available on a first-come, first-serve basis.
- b. Residents shall park in their assigned parking spaces only. Residents or guests who park in spaces assigned to other residents are subject to immediate tow.
- c. Residents or guests who have more than 2 vehicles may not park their additional vehicles in visitor spaces. Extra vehicles may be parked on Hillcrest, Thomas Jefferson, or East Frederick Drive. Residents who violate this provision will be given a one-time warning notice on the vehicle. Failure to remove the vehicle within twenty-four (24) hours will subject the vehicle to tow. Any vehicle previously notified of this violation is subject to immediate tow without notice for a repetition of said violation regardless of time frame that has elapsed since the initial warning.
- d. Long-term parking in visitor parking (more than 14 days) is not permitted and such vehicles in violation of this provision are subject to tow.
- e. All vehicles, including motorcycles, must be parked on paved parking areas and only within the confines of the two lines that mark the limits of a single parking space.
- f. Parking is prohibited in "NO PARKING" zones or fire lanes designated by yellow curbs. No vehicle may be parked in such a way as to block a fire hydrant, any other vehicle, public or private street and/or entrances, or any portion of a sidewalk. Double parking is strictly prohibited. Vehicles found to be parked in violation of these requirements will be subject to immediate tow without notice.

4. Prohibited Vehicles; Storage of Vehicles; Maintenance of Vehicles

- a. The following vehicles shall not be parked or stored on the common elements:
 1. Any boat or trailer.
 2. Any motor unit or self-contained camper
 3. Any camper slip-ons where the camper backs are higher than the roofline of the truck.
 4. Any RV, trailer or fifth wheel vehicle.
 5. Any pop-up/tent trailer or other similar recreation oriented portable or transportable facility or convenience.
 6. Any other vehicles such as dune buggies, 4-wheelers or other such vehicles not intended to be driven on the streets/roads in the state of Virginia.
 7. Any commercial vehicles. Commercial vehicles are generally defined to be any vehicle with business lettering and/or markings, any vehicle with commercial tags, box trucks, flatbed trucks, buses, oversized vans, vans and trucks loaded with construction equipment, ladders or any vehicle listed in section 480.09(b) of the Loudoun County Code.
 8. Any derelict or junk vehicle. Derelict and junk vehicles are defined to include any vehicle that is missing any necessary parts, such as, but not limited to, tires, wheels, engines, current vehicle licenses, county stickers and inspections, etc. which are necessary for operation of the vehicle on public streets.

Any such vehicles owned by guests or residents found to be parked in violation of this regulation will be given a one-time 24-hour warning notice after which time the vehicle may be towed at the owner's expense. Any vehicle previously notified of this violation is subject to immediate towing without notice for a repetition of said violation.

- b. A unit owner may store a vehicle in their own assigned space. If the unit owner wishes to cover the vehicle, the cover must be specifically designed for that purpose, properly secured, and in good repair. Vehicles may not be covered by tarps or other makeshift materials.
- c. The repair or maintenance of vehicles of any kind is prohibited on Condominium property and parking lots. This includes but is not limited to oil changing, fluid changing, brakes, body work and anything that could create a potential environmental or safety hazard.

5. Enforcement

- a. The following vehicles will be towed immediately and without notice:
 1. Vehicles parked in "NO PARKING" zones or fire lanes designated by yellow curbs.

2. Vehicles parked so as to block fire hydrants, other vehicles, public or private streets and entrances, or sidewalks, or parked in a hazardous manner, including vehicles that are double-parked.
 3. Any vehicle parked so as to occupy more than one space.
 4. Any vehicle parked on an unpaved portion of common elements.
- b. The following vehicles may be towed upon twenty-four (24) hours written notice:
1. Any vehicle parked on the common elements that does not display current state tags, county registration and / or inspection sticker.
 2. Any junk vehicle
 3. Any vehicle that is being used for storage.
 4. Any vehicle that otherwise violates the condominium instruments or this Parking Policy.
 5. After due process has been afforded, any owner who has had their parking privileges suspended is subject to towing if their vehicle is found to be parked within the common elements.
- c. The Association reserves the right to exercise all other powers and remedies provided by the Association's condominium instruments and/or the laws of Virginia and Loudoun County. Additionally, all expenses and/or attorney's fees incurred by the Association in enforcing the provisions of this Parking Policy shall be the sole responsibility of the vehicle's operator/owner.
- d. The remedies stated herein shall not constitute an election of remedies and all remedies shall be deemed cumulative.
- e. Any damage to the common elements caused by a unit owner's vehicle or that of his or her family members, tenants, guests and/or invitees will be the responsibility of the unit owner to pay for the cost of repairing or replacing the damaged area(s). This includes, but is not limited to, the leakage of any kind of fluids from the vehicle. The cost will be assessed back to the unit owner and treated as any other assessment against the unit.

This policy is intended to supplement any existing parking rules or regulations currently in effect. In the event of a conflict, the provisions of this Parking Policy shall control.

Adopted by the Board of Directors on June 23, 2026.



Justin Prompovitch, President