

**RANDOM HILLS COMMUNITY ASSOCIATION, INC.**

**POLICY RESOLUTION NO. 8**

**Revised Rules and Regulations Relating to Vehicle Parking**

**DECLARATION FOR RANDOM HILLS COVENANTS, CONDITIONS AND RESTRICTIONS**

WHEREAS, PART ONE, Article 1, Section 1.1 (11) defines “Common Area” as all of the Property then owned by the Association and available to the Association for the use and enjoyment of the Owners, and

WHEREAS, PART ONE, Article 2, Section 2.3 empowers the Board of Directors with the right to regulate the “Common Area” pursuant to PART TWO, Article 8, Section 8.3 hereof, and

WHEREAS, PART TWO, Article 7, Section 7.5 provides that each of the parking spaces located on the “Common Area” shall be available for use of the Owners and other designated users subject to reasonable Rules and Regulations regulating the same as the Board of Directors may adopt, and

WHEREAS, PART TWO, Article 7, Section 7.5 empowers the Board of Directors to limit the number of parking spaces used by the owner and occupants of any one Lot or to assign specific parking spaces to Lots in a manner which deviates from a “first come, first served” policy, and

WHEREAS, PART TWO, Article 8, Section 8.2 (o) defines the type and nature of vehicles that may be parked in Random Hills parking areas, and

WHEREAS, PART TWO, Article 8, Section 8.2 (v) prohibits the conversion, alteration or other uses of garages that prevent the use of the garage for the parking of the number of vehicles for which it was constructed, and

WHEREAS, PART TWO, Article 12 (Compliance and Default), stipulates that each owner shall be governed by, and shall comply with, all of the terms of the Association Documents and the Rules and Regulations as amended from time to time. This Article also entitles the Association, acting through its Board of Directors or through its Managing Agent, specific relief against any Lot owner found to be a flagrant violator of such Rules and Regulations.

**BYLAWS FOR RANDOM HILLS COMMUNITY ASSOCIATION, INC.**

WHEREAS, Article 4, Section 4.1 stipulates that the business and affairs of the Association shall be managed by an elected Board of Directors, and

WHEREAS, Article 4, Section 4.1 (4) empowers the Board of Directors to adopt and amend any reasonable Rules and Regulations not inconsistent with the Association Documents, and

WHEREAS, Policy Resolution No. 2 establishes and adopts Random Hills Community Association enforcement procedure

**POLICY RESOLUTIONS/DECLARATION**

WHEREAS, there is a need to establish orderly and judicious rules and regulations regarding the use of visitor vehicle parking, as well as remedies for violations of such rules

NOW THEREFORE BE IT RESOLVED that POLICY RESOLUTIONS NO. 4, 5.1 and 6 are rescinded and the following revised rules and regulations relating to vehicle parking be, and hereby are, adopted by the Board of Directors:

# RANDOM HILLS COMMUNITY ASSOCIATION, INC.

## 1.0 PARKING POLICY

1.1 All parking permits offered under the rules of previous parking policy resolutions expired on December 31, 2005.

1.2 The RHCA Board of Directors reserves the right to tow any vehicle that is parked in violation of this policy. The RHCA Board of Directors, the RHCA Managing Agent, or other RHCA Board of Directors designee(s) possess the authority to have offending vehicles towed.

1.3 Parking by Random Hills Community Association (RHCA) homeowners, residents and renters is limited to their garage and driveway. This limitation is imposed from 6:00 P.M. to 6:00 A.M. daily.

1.4 If RHCA homeowners, residents and renters have more vehicles than parking spaces available in the homeowner's or renter's garage and driveway, the extra vehicles will have to be parked at some location other than RHCA, e.g., negotiate parking with Candlewood Hotel or office building managers on Random Hills Road.

1.5 For purposes of this resolution, residents are those persons who reside with a RHCA homeowner or renter for more than 14 days.

1.6 The RHCA-designated visitor street parking spaces are for the exclusive use of visitors of RHCA homeowners and renters only. The spaces are available on a first come, first served basis. No homeowners, residents or renters may park in any designated visitor street parking space during the hours of 6:00 p.m. to 6:00 a.m. daily. This timeframe will be strictly enforced with towing of vehicles in violation.

1.7 Vehicles may not be parked in posted fire lanes. They will be towed WITHOUT NOTICE and are subject to ticketing by the Fairfax County Police.

1.8 RHCA homeowners, residents, renters and visitors may only park commercial vehicles in the garage. A commercial vehicle is defined as any vehicle with visible logos or lettering identifying a commercial business or any vehicle with visible equipment or product carrying apparatus or any vehicle with a commercial tag. For example, a pick-up truck with a ladder rack is considered a commercial vehicle within the context of this policy.

1.9 Vehicles must be parked within the spaces provided and in such a manner as to not obstruct other parking spaces. Any vehicle parked in such a manner that it blocks one or more vehicles, occupies more than one space, or is parked in a designated handicapped parking space without authorization, shall be subject to immediate towing WITHOUT NOTICE. Any vehicle parked upon common property other than the visitor parking spaces shall be subject to immediate towing WITHOUT NOTICE.

1.10 All vehicles must be kept in proper operating condition so as to not be a hazard or a nuisance by noise, exhaust emission, appearance or otherwise.

1.11 No signs, initials, numbers, storage containers or any other additions or alterations to parking spaces may be painted, displayed or erected by any homeowner or renter. This restriction does not apply to a uniform numbering system that may be applied to all parking spaces by the Association.

## **RANDOM HILLS COMMUNITY ASSOCIATION, INC.**

1.12 Nothing in this Resolution shall be construed to hold the RHCA Board of Directors, or their Agent(s) responsible for damage to vehicles or loss of property from vehicles parked upon the common areas, in fire lanes, and in visitor parking that are towed.

### **2.0 ENFORCEMENT**

2.1 RHCA homeowners are responsible for the offenses of their residents, renters, and visitors.

2.2 The RHCA Board of Directors will respond to any RHCA Homeowner's written complaint (E-mail is acceptable) which clearly defines a violation by any other homeowner, renter, resident or visitor.

2.3 The RHCA Board of Directors, the RHCA Managing Agent, designee(s) of the RHCA Board of Directors, or members of a Board-appointed committee will conduct periodic parking compliance observations.

2.4 When a violation is first observed, a violation notice requesting voluntary compliance within 72 hours will be placed on the offending vehicle. If non-compliance continues after 72 hours or at any other time in the future after the initial notice of non-compliance is issued, the vehicle will be towed. Moving a vehicle from one visitor parking space to another constitutes continued non-compliance and towing will be enforced WITHOUT FURTHER NOTICE.

### **3.0 RELIEF ENTITLEMENTS (PART TWO, ARTICLE 12 and POLICY RESOLUTION NO. 2 of the Association Documents)**

3.1 If parking policy violations continue after multiple towings, the RHCA Board of Directors will provide the RHCA homeowner and/or renter written notice of the alleged continued parking violation and provide the RHCA homeowner and/or renter an opportunity for a hearing before the Board to contest the alleged flagrant violation prior to implementing a fine.

3.2 The RHCA Board of Directors may assess unpaid fines and legal fees as an assessment against the RHCA homeowner's property for failure to pay imposed fines. Monetary fines may not exceed \$50.00 for per single offense or \$10.00 per day for a continuing offense. The RHCA Board of Directors is authorized to increase these maximum fines as may be permitted by law.

3.3 In addition to the provisions above, violations of the regulations are subject to appropriate action by the RHCA Board of Directors, including, but not limited to, the initiation of legal action against the offender. Should any legal action be required, all legal fees and costs shall be assessed and attributed to the RHCA homeowner responsible for the offense whether committed by the homeowner, visitor, resident or renter.

**This Policy Resolution No.8 was adopted by the Board of Directors of Random Hills Community Association, Inc. and signed by President Bob Beasley on January 17, 2006. The Policy will become effective on distribution.**