

**PARKFAIRFAX CONDOMINIUMS UNIT OWNERS ASSOCIATION  
POLICY RESOLUTION NUMBER SIX  
PARKING POLICIES RELATING TO VEHICLES**

**WHEREAS**, Article III, Section Two of the Parkfairfax Condominium Unit Owners Association (Association) Bylaws assigns the Board of Directors (Board) with all of the powers and duties necessary for the administration of the affairs of the Association, and further states that the Board may do all such acts and things as are not by the Condominium Act, the Declaration or by these Bylaws required to be exercised and done by the Association; AND

**WHEREAS**, Article III, Section Two of the Association Bylaws enables the Board to adopt any rules and regulations deemed necessary for the benefit and enjoyment of the condominium; AND

**WHEREAS**, Article V, Sections Eight and Eleven of the Association Bylaws establish certain limitations on use of the common elements; AND

**WHEREAS**, in order to assure equitable parking arrangements, as well as safe and attractive parking areas, the Board hereby wishes to establish a Parking Management Policy;

**NOW, THEREFORE, IT BE IT RESOLVED THAT** the following parking policies be adopted by the Board for the Association:

1. **PARKING RIGHTS:** There are two types of parking areas in Parkfairfax: Association controlled and City of Alexandria controlled.

Association controlled parking areas are located in common elements (a) on streets with names ending in "Lane" (including Holmes Lane, Lyons Lane, Fitzgerald Lane, and Coryell Lane), (b) in cul-de-sac parking lots between building, and (c) in the Association parking lot on Valley Drive, maintenance yard parking lot, Martha Custis Pool parking lot and building 401 parking lot.

Parkfairfax residents are entitled to use available Association controlled parking areas for approved vehicles, together with the right on ingress and egress upon the parking area, on a first-come-first-serve basis. An approved vehicle shall be defined as any conventional passenger vehicle, motorcycle, van, truck, or commercial vehicle less than six feet in width and 18 feet in length. Vehicles must be parked so as not to block ingress and egress to the sidewalks, parking lot, or roadway.

Residents and guests may park on City of Alexandria controlled parking areas along the curb of all other streets in Parkfairfax. Use of the City of Alexandria controlled parking spaces are detailed in Alexandria City Code and careful attention should be paid to Code Section 10-4-8 (No parking on city streets for more than 72 continuous hours) and Section 10-4-37 (Penalties for failure to procure and display city license plate, windshield tag or decal).

2. **USE OF ASSOCIATION CONTROLLED SPACES:** The Bylaws permit only one vehicle per unit to park in Association controlled parking areas (as defined above) without the written consent by the Board. Parking is on a first-come-first-serve basis, and there are no assigned spaces. A parking space shall be defined as the area between two white lines painted on the surface of the Association controlled parking areas. Entrances and exits of the Association controlled parking areas will be marked by a yellow curb. Unless parked in a space, any vehicle parking at the entrances or exits or part thereof to the common element (as defined by the City of Alexandria) will be subject to immediate towing as the owner's expense and risk, except when the white lines or yellow curbs are obscured by snow or ice.
  
3. **PARKING RESTRICTIONS:** Residents may park in Association controlled parking areas for up to 30 days. Any vehicle reported to or noted by Association management to be abandoned or not moved in 30 days will have a 72-hour notice placed on it. If the owner does not respond within the allotted time, the vehicle will be towed at the owner's expense and risk. Any vehicle parked in a manner that obstructs reasonable flow of traffic or blocks ingress or egress to the parking lot will be towed immediately.

All vehicles must have current license plates, valid Commonwealth of Virginia inspection sticker (where applicable), and valid City of Alexandria sticker (or equivalent) in order to park in any Association controlled parking areas. Vehicles parking in Association controlled parking areas or on city streets may not be covered, such as with a tarpaulin, in a way that obstructs the viewing of the license plate tags and vehicle registration stickers.

4. **HANDICAPPED PARKING:** Application for handicapped parking in the Association controlled parking areas must be submitted in writing to the Covenants Committee for review. The Covenants Committee will review the application and may request a public hearing to gather input from affected neighbors. The Covenants Committee will issue a recommendation to the Board for a final disposition on the application. Applications should include the following information:
  - (A) Copy of the authorizing documentation from the Virginia Department of Motor Vehicles for a disabled parking placard or plate, including the duration of such disability and whether the disability is temporary or permanent.
  - (B) Whether the applicant is the primary driver requesting the reserved space. If not, explain how the reserved space will be used.
  - (C) Explanation of how the absence of a reserved space creates a hardship on the applicant.
  - (D) Whether the applicant has sought a reserved parking space through the City of Alexandria. If so, when the application was made, and what was the result.

Emergency or temporary applications may be approved by the General Manager, who may waive all conditions governing approval for obtaining a handicapped parking space for a period of not more than 42 days.

5. **DAMAGE TO COMMON ELEMENTS:** Driving or parking any motorized vehicle on the common elements not specifically designated for vehicular use (such as grass, sidewalks, and breezeways) is strictly prohibited. Any damage to Association common elements by use of any vehicle, including those hired or leased, shall be the responsibility of the offending unit owner. The unit owner shall be liable and responsible for all repair or replacement of damages to the common elements.
6. **VEHICLE CONDITION AND REPAIRS:** All vehicles must be kept in proper operating condition so as not to be a hazard or nuisance by noise, exhaust, or appearance. Except for minor adjustments, repair to or painting of vehicles shall not be permitted at any time on the common elements. Drainage of any automotive fluids is strictly prohibited. Any vehicles found on the common elements supported on jacks or blocks will be removed by Management at the owner's expense and risk.
7. **NO ALTERNATION OF PARKING SPACES:** No signs, initials, numbers, or any other additions or alternations may be painted, displayed, or erected by any resident in Association controlled parking areas. This does not apply to a uniform numbering, lettering, or permit system that may be applied to parking spaces at the direction of the Board.
8. **ASSOCIATION NOT RESPONSIBLE FOR DAMAGES:** Nothing in this resolution shall be construed as to hold the Association or the Board responsible for damage to vehicles or loss of property from vehicles parked on common elements.
9. **ENFORCEMENT OF THE REGULATIONS:** In addition to the towing provisions above, breaches (alleged or actual) of the above regulations are subject to appropriate action by the Covenants Committee under the provisions of Policy Resolution Number Four. All towing will be on an on-call basis. All towing authorization and supervision will be done by Management or the President of the Board only.

