

SOUTHLAKE LANDING TOWNHOMES ASSOCIATION PARKING RULES AND REGULATIONS

Approved by Board of Directors 09/07/04.

- I. No vehicle shall be parked in another resident's reserved space without owner's approval.
- II. No vehicle shall park on common areas in such a manner as to block one or more vehicles, block sidewalk handicap ramps, block or impede access to mailboxes and sidewalks, occupy more than one space or restrict movement of one or more vehicles. Parallel parking may be limited to specific time periods and/or restricted, as designated by signage authorized by the Board of Directors.
 - A. Parallel parking of vehicles around the Island at the end of Widewater Drive is prohibited on weekdays from 6:00 a.m. Mondays through 5:00 p.m. Fridays. (Parallel parking for visitors use will only be available on Weekends from 5:00 a.m. Friday through 6:00 a.m. Monday, and national Holidays.)
- III. No vehicle shall park in a fire lane, or in fire turn-arounds, as marked by yellow paint and/or signage.
- IV. No vehicle shall park on lawns or grassy areas, sidewalks, walkways or patio areas, or park in any other common area regulated by the Southlake Landing Townhomes Association (hereafter referred to as SLTA) Board of Directors, without written authorization of the SLTA Managing Agent or other official appointee of the Board of Directors. Nothing other than approved vehicles shall be stored upon any parking space, nor shall the parking space be permitted to accumulate trash or debris.
- V. Permission to place a portable storage container such as a Portable On Demand Storage (P.O.D.S.) unit requires advance approval by the Board of Directors. PODS must be placed in a space assigned to that property, and ONLY for the purpose of moving either into or out of a property in Southlake. Portable storage containers cannot be parked in visitors spaces or in streets. The temporary storage unit may only be in the parking space for a maximum of three days (72 hours) and must fit wholly within the area of said parking space and/or driveway (for garage units).
- VI. Homeowners and their tenants are requested to utilize their assigned parking space in order to maintain spaces for all visitors. Vehicles parked for over a 24-hour continuous period in any one visitor's parking space or parallel parked are subject to towing at the owner's expense after notification with parking sticker and notice placed on vehicle by management agent. Homeowners with guests staying extended periods of time should inform the management office, and obtain a Visitors Pass.
- VII. No signs, initials, numbers or any other alteration to parking spaces may be painted, marked or erected by any lot owner, resident, tenant or guest.
- VIII. Southlake Landing homeowners, their tenants and visitors shall not park boats, recreational vehicles, buses, boat trailers, or any other trailers, in any parking space in Southlake Landing, except as provided herein or as authorized in writing by the SLTA management office or other official appointed by the SLTA Board of Directors. Boats, recreational vehicles and trailers can be parked for a period not to exceed ten (10) hours for the purpose of loading and unloading.

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- IX. Commercial vehicles are permitted temporary access to Southlake Landing streets and parking areas if they are delivering to, or furnishing services to, a lot or living unit in Southlake Landing, provided that vehicles are not parked within Southlake Landing for more than ten (10) hours in any twenty-four (24) hour period.
- X. No vehicle, other than a commercial van or commercial truck that will fit wholly within a parking space, shall be parked on any common areas, street, lot, or building site, except wholly within a garage.

Definition:

- A. **“Commercial Vehicle”** means any vehicle, regardless of capacity, with commercial or government agency lettering or insignia on which displays advertising letters or symbols, whether temporarily or permanently affixed to the vehicle, except for law enforcement and fire and rescue vehicles; any vehicle with a rated carrying capacity of 2,000 pounds or more; any vehicle regardless of capacity, which displays or which is licensed as a “for hire” vehicle; garbage trucks; tractors or trailers; dump trucks; tow trucks; passenger buses (excluding school buses); cement trucks; construction equipment; and commercial vehicles more than 16 feet long including stake bed trucks, box trucks and step vans. Law enforcement and fire and rescue vehicles kept within Southlake on a regular basis shall park in accordance with these regulations with respect to the parking of personal vehicles.
 - B. **“Trailer”** means any device that is not self-propelled, but which is designed for, and capable of, being pulled upon the public roadways by a motorized vehicle, such as boat trailers, utility trailers, mobile homes, and pop-up campers.
- XI. Inoperable or abandoned vehicles, as defined by Virginia State law and the Prince William County Code, shall not be parked on Southlake Landing property. Vehicles which leak fluids pose a hazard to the community asphalt and may lead to toxic runoff through the storm sewers and into Lake Montclair; and thus, may not be parked in Southlake Landing.

Definition:

“Inoperable motor vehicle” shall mean any motor vehicle, trailer or semi trailer which displays neither valid license plates nor a valid Virginia Department of Motor Vehicles inspection decal, is not in operating condition, or which for a period of twenty-four (24) consecutive hours or longer has been partially or totally disassembled. In addition, all vehicles shall be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearance as determined by the Board of Directors. Vehicles with car alarms that do not turn off after one hour shall be towed at the owner’s expense.

- XII. **Damage or Destruction.** In the event that any Private Street or Common Area is damaged or destroyed through the act of the Owner or any of his tenants, agents or guests or members of...their families (whether or not such act is negligent or otherwise culpable) it shall be the obligation of such Owner to rebuild and repair the Private Street or Common Area without cost to the other Owners of that Private Street or Common Area.
- XIII. Violators of these parking guidelines are subject to enforcement action by the SLTA Board of Directors, to include towing of offending vehicle. Vehicles may be towed as outlined in paragraph XIV.

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The Board of Directors, its designated committees, Managing Agent, or towing contractors (if directed by the Board of Directors in writing) shall identify vehicles in violation of the established parking policy for towing at the vehicle owner's risk and expense. Vehicles may be towed immediately without warning from the property, and stored at the vehicle owner's risk and expense if parked as prohibited by this Resolution or if deemed hazardous or could cause damage or injuries as determined by the Board of Directors.

- XIV. Person(s) authorized to contact the Towing Agent for parking violations are outlined below:
- A. For violations where a resident's designated parking space is occupied and/or blocked by an unauthorized vehicle as outlined in paragraph I and II., the resident is authorized and will contact the Towing Agent: Dominion Towing @ 703-730-6610.
 - B. For all other SLTA violations as outlined below, only SLTA Board of Directors members and/or Managing Agent or other official appointee of the Board of Directors may initiate towing:
 - 1. Parking on common areas;
 - 2. Parking in a visitors space in violation of the restrictions set forth in paragraph VI.
 - C. The Prince William County Police are authorized to enter any fire lane for the purpose of enforcing the "No Parking or Standing" provisions. Any police officer or representative of the Fire Marshal's office who finds any vehicle in violation shall have the authority to remove such vehicle at the owner's expense.
- XV. Homeowners and residents are responsible for their renters' and visitors' compliance with the SLTA Parking Rules and Regulations.
- XVI. Towing Agent for SLTA is: DOMINION Towing, with principal office at 15009 Jefferson Davis Hwy., Woodbridge, VA 22191, 703-730-6610. The Towing Agent is responsible for notifying the Prince William County Police Department of all pertinent and required information concerning the vehicle removed from Southlake Landing property. Signs providing the phone number of the Prince William County Police Department have been posted at each Southlake Landing entrance.
- XVII. Motorized vehicles are to be operated in accordance with existing County, State and Federal regulations. Drivers will control and operate their vehicles in a safe and prudent manner. The speed limit in SLTA is 15 m.p.h., and is not to be exceeded.
- XVIII. No vehicle shall be parked parallel on any street, after an accumulation of snow of two inches or more in a twenty-four (24) hour period, until the snow has been removed.
- XIX. Nothing in this resolution shall be construed to hold SLTA, its Board of Directors, employees, committees or designees responsible for damage to vehicles or loss of property from vehicles parked on common areas belonging to SLTA. Vehicles and its contents parked on the parking areas and the common areas are at the sole risk of the owner(s) thereof.