

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION
RESOLUTION #04-01
PARKING RULES AND REGULATIONS**

September 7, 2004

WHEREAS, Article VIII, Section 8.01, Private Streets and Common Parking Areas, of the Declaration of Covenants, Conditions and Restrictions empowers the Board of Directors to promulgate regulations controlling parking of vehicles in Southlake Landing; and

WHEREAS, Article VII, Section 7.01(a) of the Bylaws of the Southlake Landing Townhomes Association states that the Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Townhouse Common Area and facilities, the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof; and

WHEREAS, Article VII, Section 7.04, of the Declaration of Covenants, Conditions and Restrictions, provides that no noxious or offensive activity shall be carried on upon the Property, nor shall anything be done thereon which may be of may become an annoyance or nuisance to the neighborhood. No commercial vehicles, other than a commercial van or commercial pickup truck, whether owned by the Lot Owner or any other person, shall be permitted to remain on or be parked on any Lot or Townhouse Common Area overnight. No junk vehicle (as defined in the Prince William County Zoning Ordinance) and no economically irreparable and inoperable vehicles shall be permitted to remain on or be parked on any Lot or Townhouse Common Area; and

WHEREAS, Article VIII, Section 8.01. Restrictions. (a) Private streets shall be used for the purpose of ingress and egress to the Lots, for governmental and other emergency vehicle ingress and egress, and for construction and maintenance of utilities. (b) No act shall be performed by any Owner, his tenants, guests or agents which would in any manner affect or jeopardize the free and continuous use and enjoyment of any other Owner in and to the Private Streets. (c) There shall be no parking within a Private Street at any time except for delivery and/or emergency vehicles, except where permitted under rules and regulations duly adopted by the Board of Directors of the Townhouse Cluster Association. (d) The Common Parking Area is provided for the use of the Lot Owners and their guests. One or more Parking lot spaces are provided for each Lot. The Board of Directors of the Townhouse Cluster Association may assign such spaces to individual lots and may provide for other regulations concerning the use of the parking spaces.

WHEREAS, Article VIII, Section 8.02. Damage or Destruction, In the event that any Private Streets or Common Parking Area is damaged or destroyed: (a) through the act of the Owner or any of his tenants, agents or guests or members of his or 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 Parking Area without cost to the other Owners for that Private Street or Common Parking Area...;

THEREFORE, it is the conclusion of the Board of Directors that the unregulated parking of vehicles, including commercial trucks, commercial vehicles, trailers, and junk cars on Southlake Landing Townhomes Association property is inconsistent with the beneficial use and enjoyment of the properties within Southlake Landing by the residents of the community and that the afore-described parking restrictions are essential to maintaining and preserving Southlake Landing THA common areas; Southlake Landing Townhomes Association does hereby adopt as official policy the attached rules and regulations concerning parking within Southlake Landing THA; and

BE IT FURTHER RESOLVED, that the Board of Directors shall have the authority to grant a temporary variance to the established parking policy providing that all requests for variances are made in writing to the Managing Agent. Variances may be revoked upon any failure to comply with the stipulations of the variance. Homeowners who purchased their home prior to March 31, 1990, and owned a commercial vehicle at that time, are granted a grandfather clause relative to the parking of commercial vehicles in the community.

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BE IT FURTHER RESOLVED, That the attached rules and regulations shall take effect, following distribution to all Southlake Landing THA homeowners and tenants; and shall be enforced as of November 1, 2004. Prince William County Police and Virginia State Police are empowered to ticket, boot and/or tow violators parked in designated fire lanes, designated handicapped parking spaces and/or in violation of any state vehicle registration or titling law.

BE IT FURTHER RESOLVED, that nothing contained herein may prohibit the Board of Directors from amending afore-described parking restrictions in the future. All remedies are deemed to be cumulative. This policy becomes effective on the 1st day of November, 2004, and supercedes all previous resolutions on parking.

Board of Directors
Southlake Landing Townhomes Association

9/07/04.

Date

Terry Stott, President

Date

Charles S. Hale, Vice President

9/07/04.

Date

William E. Honeycutt, Secretary

9/07/04

Date

Maggie Gustavson, Treasurer

9/07/04.

Date

Jack Williams, Director At Large