

**ROSSLYN HEIGHTS NORTH UNIT OWNERS' ASSOCIATION
POLICY RESOLUTION 03-02**

AMENDED PARKING POLICY

WHEREAS, Article III Section 2 of the By-Laws of Rosslyn Heights North, A Condominium, states that the Board of Directors shall have the power to adopt Rules and Regulations necessary for the enjoyment of the Condominium; and

WHEREAS, Article II, Section 3(b) of the By-Laws states that the Board of Directors may regulate vehicle parking upon general common elements; and

WHEREAS, the Board has determined that it is in the Association's best interest to promulgate rules and regulations regarding vehicular parking on all areas of the Association's property; now

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors formally adopts an amended policy concerning the following rules with respect to vehicular parking on all areas of the Association's Property.

I. PARKING PERMITS

Each condominium unit shall be entitled to a total of up to two (2) parking permits. These may consist of Fixed and Hanging permits as follows:

- A. Fixed Permits. Each unit owner shall have the opportunity to register for up to two (2) Fixed Parking Permits. The unit owner, by written notice to the management company, may transfer one or both of these Fixed Permits to a registered tenant of said owner's unit. In order for a Fixed Permit to be considered valid, a vehicle registration form must be completed and submitted to management. Such form will include the unit number, Fixed Permit number, name of the registrant and make, model and license tag number of the registered vehicle. Any vehicle validly displaying a Fixed Permit may park on the property on a "first come/first served" basis. Fixed permits must be placed on the front windshield behind the rearview mirror. Any holder of a fixed permit who replaces their vehicle or new occupant replacing a former occupant who held a fixed permit, should notify the Management Company immediately for voiding of the old permit and issuance of a new permit. Any vehicle parked on the premises displaying the voided permit shall be towed at the vehicle owner's cost and expense.
- B. Hanging Permits. Any unit which receives less than two Fixed Permits shall be eligible to obtain one Hanging Permit. Hanging Permits, which may be utilized by that unit's owners, residents or

guests, should be placed on the vehicle's rear view mirror so that they are clearly visible. Any vehicle validly displaying a Hanging Permit may park on the property on a "first come/first served" basis. If a Hanging Permit is lost, the Association shall charge the unit owner or unit resident a \$25 fee to replace the Hanging Permit. The lost Permit will be voided and removed from the permit roster, and any vehicle using such voided permit on condominium property shall be towed at the vehicle owner's cost and expense.

II. RULES AND REGULATIONS

A. Vehicle Operator Responsibilities. All vehicles displaying proper parking permits must:

- i. park only in designated parking spaces. The parking of any vehicle in a location of the condominium property other than in a parking space is strictly prohibited;
- ii. not be parked in a manner that occupies more than one parking space;
- iii. display all applicable current tags, plates, county stickers and inspections and must be in legal and physically operable condition.

III. ENFORCEMENT

A. Vehicle Removal. The Board of Directors and/or their authorized representative shall have the authority to have any vehicle not in compliance with the provisions of this Resolution or the Association's governing documents removed from the Association's Property. All costs and risks of towing and impoundment shall be the sole responsibility of the vehicle's owner.

B. Violations Subject to Immediate Towing. Any vehicle which is (i) parked on the property without a valid permit, (ii) is legally inoperable (i.e., expired tags, plates, county stickers or inspections), (iii) constitutes a safety hazard, and (iv) does not comply with requirements enumerated above in section II (A) ("Vehicle Operator Responsibilities"), shall be subject to immediate removal without notification to the owner of the vehicle.

C. The Association reserves the right to exercise all the powers and remedies provided in the Association's governing documents or the Laws of Virginia and Arlington County.

IV. REPEAL OF PRIOR POLICIES

The rules and regulations set forth in this amended Policy Resolution supersede and replace all rules and regulations set forth regarding parking in any prior parking policy.

V. EFFECTIVE DATE

The rules and regulations set forth in this resolution are effective as of January 5, 2004.

ROSSLYN HEIGHTS NORTH UNIT
OWNERS ASSOCIATION

ROSSLYN HEIGHTS NORTH CONDOMINIUM

RESOLUTIONS ACTION RECORD

Resolution Type _____ Policy _____ No. 03 - 02

Pertaining to: Amended Parking Policy

Duly adopted at a meeting of the Board of Directors of the Rosslyn Heights North held September 25, 2003.

Motion by: Jon Herman Seconded by: Don Titzman

OFFICER	TITLE	YES	NO	ABSTAIN	ABSENT
Nancy Marsh Ayers	President	x			
Jon Herman	Secretary	x			
Don Titzman	Treasurer	x			

ATTEST:

Jon Herman, Secretary

9/25/03
Date

FILE:

Book of Minutes - 2003

Book of Resolutions:

	Book No.	Page No.
Policy	<u>X</u>	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective, _____