

TOWN AND COUNTRY COMMUNITY CORPORATION

POLICY RESOLUTION NO 2023 - 01

Rules and Regulations Regarding Parking

September 14, 2023

WHEREAS, the Association has the right to adopt and enforce rules and regulations governing the use of parking areas and streets, including imposition of fines for the violation thereof, pursuant to Article IV, Section 1(f) of the Declaration.

WHEREAS, the Association shall establish rules and regulations needed to regulate the use of any parking areas for the benefit of all owners, which includes assignment of two (2) parking spaces to each unit, and one (1) parking space for each unit with a private parking area, pursuant to Article IV, Section 4 of the Declaration.

WEREAS, THE Board of Directors has identified a need to amend and modify the parking policy to assure equitable parking arrangements as well as safe operation and attractiveness of parking areas, effective September 15, 2023.

NOW, THEREFORE, BE IT RESOLVED THAT the following policies are hereby adopted by the Board of Directors:

1. Permitted and Prohibited Vehicles
  - A. All vehicles must conform to all applicable codes, ordinances, and statues of the Commonwealth of Virginia and Stafford County, including display of current license plates as well as state and county registration/inspection stickers.
  - B. All vehicles must be kept in proper operating condition so as not to be a hazard or nuisance caused by excessive noise or exhaust emission.
  - C. No junk vehicles are permitted to park within the boundaries of the subdivision, regardless of the display of valid license plates or state and municipal registration/inspection stickers.
    - a. Junk vehicles shall include any vehicle that cannot be operated in its existing condition because the parts necessary for operation, such as, but not limited to, tires, wheels, windshield, engine, drive train, driver's seat, steering wheel or column, and gas/brake pedals are removed, damaged, or destroyed.
  - D. No recreational, commercial, or industrial vehicles may be parked within the boundaries of the subdivision without written consent from the Board of Directors or its designee.
    - a. Recreational, commercial, or industrial vehicles include, but are not limited to, moving vans, trucks, tractors, trailers, vans (other than typical passenger vans), wreckers, hearses, buses, boats, boating equipment, mobile homes, camping

equipment, or any other vehicle which is not used generally by the public for routine transportation.

- E. No motorized recreational vehicles such as, but not limited to minibikes, ATVs, and scooters, are permitted in the Common Areas or parking lots.

## II. Assigned Parking Spaces

- A. Each unit shall be assigned two (2) parking spaces for the exclusive and reserved use of the individual(s) residing within the Unit except for any unit which has its own personal parking area, in which case only one (1) parking space will be delegated to the unit.
- B. Assigned parking spaces shall be designated by a number painted within the parking space that corresponds to the Unit's lot number.
- C. Assignment of parking spaces does not transfer ownership of any parking facilities to residents. All parking facilities are part of the community's Common Area, which remains in the ownership of the Association.

## III. Vehicle Operation, Restrictions, and Prohibitions

- A. All vehicles operated or parked in the Common Areas must be operated by a person holding a valid driver's license or permit.
- B. Vehicles shall be operated within the community in a safe and prudent manner so as to not endanger people or property.
  - a. Vehicle operators shall obey all stop signs, directional signs, and speed limit signs.
  - b. Vehicle operators shall yield to the right-of-way of pedestrians.
- C. Vehicles may park only in marked spaces in Common Area parking facilities.
  - a. No vehicle may be parked in fire lanes or other areas designated "no parking."
  - b. No vehicle may be parked to occupy more than one parking space.
  - c. No vehicles may be parked in any front, side, or back yard of a home.
- D. No vehicle may be parked in such a manner or area that obstructs the safe, free flow of moving vehicular traffic or obstructs the movement of other vehicles into and out of marked parking spaces in the Common Area.
- E. No resident or guest may park a vehicle in another resident's assigned parking space without prior authorization from the assignee.
- F. Parking spaces are designed for the parking of vehicles. No other items or articles of any kind, including storage containers, may be stored in the Common Area parking spaces without prior written consent of the Board of Directors or its designee.
- G. No signs, numbers or other additions or alterations to Common Area parking spaces may be painted, displayed, or erected without prior written consent of the Board of Directors or its designee.

- H. Repairing and/or maintaining vehicles, including painting, fluid changes, and other operations that might soil the Common Area or cause damage to the parking surface is not permitted. However, minor emergency repairs and ordinary light maintenance are permitted (e.g., changing a tire, washing a vehicle with an environment-friendly detergent, or replacing a light or battery.)
  - a. The intentional drainage of any motor vehicle fluids is prohibited.
  - b. Any vehicle fluids must be cleaned up immediately, and residents whose vehicle or vehicle of guests, leaks fluid onto the Common Area parking surface shall be subject to assessment for the cost of replacing, repairing, and/or cleaning up the parking surface.

IV. Indemnity

- A. Nothing in this Resolution shall be construed to hold the Association, its Board of Directors, its committees, or its agents responsible for damage to any vehicles or loss of property from any vehicles parked in designated parking spaces.

This policy resolution shall become effective on September 14, 2023.

This policy 2023 – 1 replaces Parking Policy 2021 – 1 in its entirety.

THE TOWN AND COUNTRY COMMUNITY CORPORATION

By: \_\_\_\_\_, President

**Town and Country Community Corporation**  
**RESOLUTION ACTION RECORD**

Resolution Type: Policy No. 2023 – 01

Pertaining to: Parking Rules and Regulations

Duly adopted by the Board of Directors of the Association on September 14, 2023.

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

NAME	TITLE	YES	NO
Emmanual Addai	President		
Patti Crescenzi	Vice President		
Brenda Ojibway	Secretary/Treasurer		
Forest Smith	Vice President		

Attest: \_\_\_\_\_ (Secretary)

Date: \_\_\_\_\_

**Resolution effective as of date of adoption**