

## WOODSTONE

### PARKING RULES AND REGULATIONS

#### A. DEFINITIONS

1. **PARKING AREA** refers to all parking areas within the Properties where a vehicle may be legally parked. This includes both the private townhouse parking areas and public street parking areas. This does not include fire lanes, where it is illegal to park any vehicle.

#### B. GENERAL

1. Prohibited Vehicles, General: No junk vehicles, recreational vehicles, house trailers, or passenger vehicles weighing more than 8,500 pounds gross weight (two axles or four wheels) such as but not limited to moving vans, trucks, tractors, trailers, vans, wreckers, hearses, buses, boats, boating equipment, travel trailers, or camping equipment shall be regularly or habitually parked on any public or private streets within Woodstone, or otherwise parked within the boundaries of the subdivision, except upon the written approval of the Architectural Review Board (ARB). The Association shall not be required to provide a storage area for these vehicles.
2. Prohibited Passenger/Commercial Vehicles: No passenger vehicles weighing more than 8,500 pounds gross weight (two axles or four wheels), or commercial bus or other commercial vehicle such as but not limited to an 18 wheel vehicle of any kind shall be permitted to be kept or parked overnight anywhere within Woodstone.
3. Common Grounds: No vehicle including but not limited to motorized bicycles, motorcycles, mini-bikes, go-karts, etc shall be operated on or parked upon any common area. Driving and parking on the common sidewalks and lawns is strictly prohibited without prior written permission from the Board of Directors.
4. Current Licensing: Vehicles parked in any parking area must display proper current license plates, and inspection sticker. Violations of this rule shall result in a notice to the owner directing removal of the vehicle (or posting for a period of five (5) days).
5. Maintenance: All vehicles parked in parking areas must be maintained in an acceptable state of repair to meet the following conditions:
  - a. Powered vehicles must be maintained in an operating

condition.

- b. Vehicles must be in reasonably good condition, free of damage preventing regular operation, safe use, and public safety.
  - c. Tires supporting vehicles in parking areas must be properly inflated and capable of bearing the weight of the vehicle so that it can be moved in the event of an emergency.
6. Insurance: All vehicles within Woodstone must comply with state mandated insurance policies.
  7. The Board of Directors shall be empowered to establish towing contracts and have vehicles removed from parking areas which are in violation of Sections 1-6 and any vehicles as defined by the Code of Virginia as amended. Owners of vehicles in violation are responsible for any towing charges incurred which is at the owner's risk.

C. VEHICLE MAINTENANCE/REPAIRS

1. PROHIBITED ACTIVITY: No portion of public or private street within Woodstone shall be used for maintenance/repair of vehicles, except for the units designated parking space, nor shall any passenger vehicles weighing more than 8,500 pounds gross weight (two axles or four wheels) be parked in any of the parking spaces maintained by the Association. At no time shall the visitors spots or free spots be used for any maintenance/repair of vehicles.
2. WASHING: Washing of vehicles is permitted provided that care is taken to not disturb neighboring vehicles or to spill cleaning chemicals.
3. ALLOWED MAINTENANCE: Minor maintenance/repair items that are permitted include those maintenance items that can be completed during the daylight hours of a single day. All work must be completed before nightfall of the same single day, or suspended/postponed until the following day.

Use of a jack is permitted as required, only if the vehicle is not left unattended while the jack is in use. Vehicles may not be left on jackstands overnight or for any unattended period.

- A. FLUIDS: Change of fluids presents a disposal problem and an expense to the Association for cleaning spills from parking ares, and or storm drains. The dumping of motor oil and other petroleum products on the common grounds or into storm sewers is a direct violation of the Federal Environmental Control Law and the State Water Control Law and may lead to civil penalties and cleanup costs for the

responsible person(s). It is the owners responsibility to dispose of all fluids properly.

- B. RISK: Working on vehicles is at the risk of the owner of the vehicle. Under no circumstances shall the Woodstone Homeowner's Association or the Board of Directors be held liable or responsible for any accidents, damage, or other occurrences that could result from such minor maintenance/repairs in the parking spaces.
4. CLEANUP: All unit owners performing minor maintenance/repairs that are permitted will be responsible to ensure the area that the work is being performed in (your assigned parking spaces only) is cleaned up and that all refuse is properly disposed of.
5. LIABILITY: Owners of vehicles will be held liable for any and all costs necessary for the repair of parking areas to an acceptable state of conditions arising out of damages sustained as a result of negligence, repair operations of the vehicle or storage of any combustible, dangerous or otherwise hazardous material on parking areas regardless of the type of container.
- D. RESERVED PARKING POLICY
1. PROPER PARKING: All vehicles owned by townhome residents must park in their assigned spaces (1), or elsewhere in assigned as/if painted on the curb, and in a position that allows reasonable parking access to the adjoining parking spots.
2. TYPES OF PARKING SPOTS: Parking spots will be categorized as follows: (1) Reserved parking spots; (2) Visitor parking spots; and (3) Free parking spots. Visitor and Free parking spots may or may not be available in each court due to the varying number of parking spots in each court.
3. HOW PARKING SPOTS ARE MARKED: For each court, every Reserved parking spot is marked on the street using sequential numbers assigned to each townhome owner (e.g. 1, 2, 3).
4. ASSIGNED PARKING SPOTS: Each townhouse has one (1) assigned parking spot in the court where the townhouse is located. The number appears on the parking spot that is assigned to a townhouse. If an illegal parking situation occurs, where another vehicle is parked in a resident's reserved space, it is the homeowner (and not the resident who may be renting, leasing the space) that has the privilege to tow vehicles in violation of the parking rules.
5. VISITOR PARKING SPOTS: Visitor parking spots are for visitors only; this spot is not to be used by the residents of

Woodstone. Visitor spots may be unmarked, or marked with the word "VISITOR" on the space. Abuse of visitor parking is defined as a vehicle continuously parked in the same visitor parking spot for a period of more than 48 hours, or as a vehicle not designated to park in a visitor spot.

6. FREE PARKING SPOTS: Where available, remaining parking spots (parking spots not designated with a space number) are "FREE" parking spots. Free parking spots are unmarked spots. These spots are for residents and visitors of that court alone. Abuse of free parking spots is defined as a vehicle, continuously parked in the same free parking spot for a period of more than 24 hours, or as a vehicle not designated to park in a free parking spot (as described in the general section, items 1 - 4 of the Reserved Parking Rules).
7. TENANT OCCUPIED TOWNHOUSE: The homeowner must give his/her tenant(s) a copy of the parking rules and regulations and inform the tenant(s) which parking spot is assigned to the tenant occupied townhouse.
8. WHERE VISITORS ARE TO PARK: Residents must inform their visitor(s) of the Woodstone Reserved Parking Rules. If the visitor spot is not available, the visitor is to park on the street (excluding fire lanes) in a legal parking space.
9. POSTED PARKING SIGN(S): One (1) "Reserved Parking" sign will be placed at the entrance of the subdivision.

E. ENFORCEMENT OF RESERVED PARKING

1. RESERVED PARKING VIOLATIONS: Any individual resident shall be empowered to have vehicles removed only from their RESERVED parking spots by calling A-4-4 Towing Co. Residents must make all reasonable efforts to find offending vehicle owner before calling for towing, and must be able to identify themselves to the towing company upon request.
2. VISITOR/FREE PARKING VIOLATIONS: Board Members shall be empowered to have vehicles removed which are in violation of the Reserved Parking Policy Items 1, 5, 6, and any vehicles as defined by the Code of Virginia as amended. Vehicles in violation that are removed are done so at the owner's risk. The owner of the vehicle in violation of the Reserved Parking Policy may be levied fines in lieu of towing a vehicle if the situation warrants such action in accordance with the Woodstone Due Process Procedures.
3. TOWING IN RESERVED PARKING SPOTS-PROCEDURES:

A. All incidents where the towing company has been called

must be reported to C. M. S. Services as soon after the incident as possible.

- B. If after a period of time it is determined that certain repeat violators (owners of vehicles in violation) are residents, (homeowners or tenants), of Woodstone, the Board is empowered to revoke the parking privileges of that household including their reserved parking space.
- C. Residents owning reserved parking spots must initiate the towing process where reasonable attempts to remove a violator have been exhausted. Reasonable attempts include visiting/telephoning all nearby neighbors and placing a note on the violating automobile windshield.
- D. Towing fees are the responsibility of the owner of vehicle in violation (the Violator). Disputes over towing between residents must be settled by the residents themselves including proper actions and fee payments.
- E. The resident, or Board member in the case of unassigned spaces, must be present when the towing company arrives. The resident must have proper valid identification. Proper valid identification is defined as (1) a valid driver's license or a valid identification card, and (2) an original Reserved Parking Verification Document (RPVD). If one of the above forms of identification is invalid, the resident is liable for the towing drop fee even though he/she may have a valid claim against a violator.
- F. A resident, or Board member in the case of unassigned spaces; must sign the towing authorization forms.
- G. Vehicles will not be relocated into a non-reserved space within the Community. All vehicles towed will be towed to A-1 Towing Company.
- H. Towing fees: Towing will be performed at the violator's risk and expense. Fees are as follows:
  - 1. \$80.00 towing, plus \$20.00 per day for storage.
  - 2. If the Violator appears while the towing truck is in the court, or has hooked up, they will be charged \$35.00 for a drop fee.
  - 3. If the vehicle in violation has been removed before the towing company arrives, the caller should IMMEDIATELY call the towing company and notify them. The caller will be charged \$35.00 to cover the basic drop fee if the towing company has departed for towing services and/or cannot be contacted. These fees reflect current charges as of this printing and are subject to change.

4. Authorized Towing Company A-1 Towing, Co., Inc. is authorized to remove vehicles that violate the Reserved Parking Policy. Their telephone number is (703) 971-2600.