

BRAXTON PARK PROPERTY OWNERS ASSOCIATION

RESOLUTION NO. 3 PARKING REGULATIONS

EFFECTIVE 01/01/18

WHEREAS, Section 55-513A of the Virginia Property Owners’ Association Act, VA Code § 55-508, et seq. (“Act”) grants the Board of Directors (“Board”) of Braxton Park Property Owners Association, Inc. (“POA”) the power to establish rules and regulations for the use of the property and with respect to such other areas of responsibility assigned to the POA by the Declaration; and,

WHEREAS, Section 55-515A of the Act charges all lot owners and their tenants, guests and invitees with compliance with the Act, the Declaration, Bylaws and Rules and Regulations of the POA, as amended; and,

WHEREAS, Article III, Section 3 (c) 2 of the Braxton Park Property Owners Association Declaration grants the Board the authority to establish rules and regulations for use of property as provided in Articles IV and VI; and,

WHEREAS, Article VI, Section 1 (e) of the Braxton Park Property Owners Association Declaration grants the Board the authority to establish rules and regulations for the parking, use and storage of all vehicles and recreational equipment within the Development; and

WHEREAS, it is the intention of the Board by this resolution, to update the previously published parking regulations listed in the Braxton Park Property Owners Association Rules and Regulations and any previous parking policies established by the Board of Directors, and the Board believes it is in the best interest of the POA to adopt the following policy regarding parking within Braxton Park Property Owners Association;

NOW, THEREFORE, BE IT RESOLVED THAT the following parking regulations are hereby adopted by the Board.

I. PURPOSE AND APPLICATION

These parking regulations and towing guidelines have been developed for the Braxton Park POA and apply to all owners, residents, tenants, guests and invitees within the POA. All vehicles located, whether standing or parked, within the Braxton Park POA community are subject to the laws of the Commonwealth of Virginia, the laws of Campbell County and to the rules set forth in these regulations. Owners and residents are responsible for the actions of themselves, their tenants, guests and invitees. Any vehicle in violation of the aforementioned commonwealth, county and community rules shall be subject to towing and/or ticketing.

II. GENERAL PARKING RULES

1. Vehicles shall park only in paved locations that are intended for parking. Vehicles must be in accordance with the specific regulations governing such parking locations. It is prohibited to

- park any motor vehicle on a sidewalk or any non-paved common area or any non-paved private property.
2. Vehicles must be parked within the spaces provided and in such a manner as not to obstruct or reduce other parking spaces or impede access.
 3. All owners are responsible for notifying any present or future resident, guest or invitee on their property of the parking restrictions in the community. Owners of units whose residents, guests or invitees violate these guidelines shall be held liable.
 4. A double-parked vehicle is subject to towing without notice.
 5. Parking spaces are not to be used for storage. There is an exception for temporary mobile storage containers while moving with the Board's approval prior to bringing the container on the property.
 6. No motorized vehicles are to be driven on non-paved common areas, except such vehicles as are authorized by the POA, County, or Commonwealth as needed to maintain, repair or improve the common area.
 7. It is prohibited to abandon a vehicle on common property or on a private or public road.
 8. It is prohibited to park vehicles with expired license plates, and/or expired state inspection decals on common property (including private roads).
 9. No vehicle work is to be performed on POA property other than routine cleaning. The dumping of motor oil, antifreeze, grease, or any other chemical, residual substance, or any substance particles from holding tanks of vehicles of any type as a result of repair, maintenance, or carelessness is not permitted.
 10. The unnecessary sounding of vehicle horns, or playing stereos at excessive volume, or other excessively loud sound producing devices emanating from any vehicle within the POA is prohibited.
 11. The screeching of tires and the revving of vehicle engines is prohibited.

III. PARKING DECALS

1. Each townhome will be assigned (2) two parking decals.
2. The assigned parking decal must be placed in the back rearview window of the vehicle on the driver's side (left side when facing the back of the vehicle), in the upper corner of the window.
3. The parking decal must be visible at all times and must be displayed within ten (10) days of taking occupancy of the townhome.

4. Townhomes with more than two (2) vehicles may purchase additional parking decals for \$25.00 each. Checks should be made payable to Braxton Park POA. Owners should contact management to have an additional decal assigned. Owners needing to purchase additional parking decals for more additional vehicles must do so within ten (10) days of the vehicle being parked within Braxton Park POA.
5. Vehicles in the community for more than twenty (20) consecutive days will be considered resident vehicles will require an assigned parking decal.
6. No one with an assigned parking decal is permitted to be parked in a parking space marked "Visitor". Violation of this restriction will result in immediate towing without notice.

IV. COMMERCIAL VEHICLE PARKING

1. Residents who own commercial vehicles must meet the following criteria in order to park their commercial vehicle within the community:
 - a. The commercial vehicle must not exceed 18 feet in length bumper to bumper.
 - b. No tractor trailers, or any portion thereof, are permitted to park on the property at any time.
 - c. No part of the vehicle or anything on the vehicle can extend into the road or any other parking space.
 - d. No signage can extend from the body of the vehicle; and
 - e. The commercial vehicle must not meet any of the criteria of a recreational vehicle.
2. Unless owned by a resident meeting the criteria stated above, no commercial vehicle may be parked in any location within the bounds of the community, including paved and unpaved private property, except when in use for business purposes.
3. Unless owned by a resident meeting the criteria state above, no commercial vehicle shall remain parked within the bounds of the community overnight.

V. RECREATIONAL VEHICLE

The following are considered recreational vehicles and are not permitted on the property at any time:

- a. Any boat, jet ski or other water vehicle;
- b. Any trailer or fifth wheel trailer;
- c. Any vehicle that exceeds seven feet in height, nine feet in width or eighteen feet in length;
- d. Any mobile home, motor home or self-contained camper;
- e. Any pop-up camping/tent trailer or other similar recreation-oriented, portable, or transportable facility or conveyance;
- f. Dune buggies, ATVs or similar motor vehicle;
- g. Any vehicle which would not normally be used for daily transportation or which is not licensed for use on the Virginia highways.

VI. ASSIGNED PARKING

1. Each home is assigned two parking spaces which are numbered with the house number.
2. No vehicle may be parked in a parking space assigned to another home without written permission of the owner.
3. No assigned parking space may be sold or offered in exchange for anything of value. Upon the legal conveyance of the subject lot from one owner to another, the parking space assigned to the subject lot shall remain of in full force and effect.
4. In general, overlapping the painted lines which separate parking spaces or parking at an angle to the curb is prohibited. However, residents with two assigned parking spaces immediately next to one another may occupy both of their assigned parking spaces with one vehicle if they so choose.
5. Parking spaces that do not have a painted number or the word "Visitor" painted in the space are deemed overflow parking and can be used on a first come first served basis for homes with more than two vehicles or for additional visitor parking.
6. No vehicle may be parked in any overflow parking space for more than seventy-two (72) hours consecutively without special permission from the Board of Directors.

VII. VISITOR PARKING

1. Certain parking spaces in the POA are marked "Visitor". Visitor parking spaces are for the use of visitors only. It is expressly prohibited for any Braxton Park resident living within the POA to use a Visitor parking space.
2. Visitor parking spaces are utilized on a first come first served basis and are not assigned to a specific lot.
3. Visitors may park in Visitor parking spaces for a seventy-two (72) hour period without special permission from the Board of Directors. The seventy-two (72) hour period shall begin when a vehicle first enters a Visitor parking space and the period will not cease when a vehicle temporarily leaves the Visitor space and returns.
4. Use of a Visitor space for more than a seventy-two (72) hour period requires special permission from the Association. To obtain special permission, the homeowner must contact Management and provide the following information:
 - a. The vehicle's tag number;
 - b. The address of the resident being visited;
 - c. The duration of the intended visit.

5. Vehicles in the community for more than twenty (20) consecutive days will be considered resident vehicles and will be required to park in overflow or assigned parking spaces instead of visitor spaces.
6. Open parking spaces are not marked with a lot number or marked "Visitor" and are available to any owner, resident, tenant, guest or invitee on a first come, first served basis.

VIII. VIOLATIONS

1. Vehicles will be **towed without notice** for violating any of the above restrictions.
2. No owner or resident may directly engage a tow company to enforce any provision of these guidelines unless a vehicle is parked in that owner's or resident's assigned parking space or blocking their parking space without permission. Any owner or resident engaging a towing company for this purpose is hereby advised that they solely assume all responsibility and liability associated with towing the vehicle.
3. The towing company used will be the Board's decision. Signs are located throughout the property notifying owners and residents that towing is enforced along with the towing company information.

Braxton Park Property Owners Association Board of Directors

By signing below, we approve the Parking Policy Regulations as outlined in this document.

Teresa Hunter, President

Date

LaVern Stark, Vice President

Date

Debbie Wooten, Secretary

Date

Nancy Reynolds, Treasurer

Date

Freddy Black, Director

Date