

SOUTHGATE CONDOMINIUM ASSOCIATION

POLICY RESOLUTION NO. 2014-1

PARKING POLICIES RELATING TO VEHICLE PARKING AT SOUTHGATE

WHEREAS, Article IV, Section 2 of the By-Laws assigns the Board of Directors with “such authority and responsibility as is necessary for the administration of the affairs of the Association” and further states that the Board “may do all such acts and things as not by law, by the master deed, or by these By-Laws, prohibited”; and

WHEREAS, Article VI, Section 5, of the By-Laws enables the Board to “make and enforce such rules and regulations for the administration of the property and the affairs of the Association”; and

WHEREAS, in order to assure equitable parking arrangements, as well as safe and attractive parking areas, the Board wishes to establish a parking policy;

NOW, THEREFORE, BE IT RESOLVED THAT the following parking policies are to be adopted by the Board:

1. Inasmuch as possible, to provide a convenient parking place for one vehicle for each unit.
2. To provide for the safety of all residents.
3. To assure an attractive appearance of parking facilities in order that we who live here are comfortable, and perhaps equally important, present a good appearance to enhance property values.
4. GOVERNMENTAL REGULATIONS: The use of the Southgate streets and parking lots is subject to the laws of the Commonwealth of Virginia and the County of Fairfax, as though they are publicly owned.
5. RIGHT TO ACCESS: Use of Southgate streets and parking lots is restricted to legal residents and their guests, or persons having lawful business with residents.
6. SPEED LIMIT: All vehicles using Southgate streets and parking lots are limited to a speed limit of 10 mph.
7. PARKING RIGHTS: Resident owners/tenants in good standing (with no delinquency) are entitled to use of available common element parking spaces for approved vehicles. One Reserved Parking Space is assigned to each unit. Visitor Spaces (parking spaces denoted by numbers only) require a Visitor Hang Pass/Temporary Pass/Sticker to be displayed. **Vehicles parked in visitor AND reserved spaces without passes or tags displayed are subject to being towed without notice by the patrolling towing company.**

8. PERMITS (PERMANENT, VISTOR, AND TEMPORARY):
 - a. Each unit will be eligible to obtain parking permits.
 - b. Southgate Management (Site Office) maintains permit records for all Southgate units and responsible for issuing new or replacement permits. A replacement fee is assessed for permanent permits.
 - c. One permanent pass per bedroom will be issued to each unit. One additional visitor hang-tag will be issued for each unit for use by guests.
 - d. Temporary passes are issued as needed. Passes are not to exceed one week (seven days). Temporary may be issued for more than one week with written approval from the Board of Directors.
 - e. Permits are routinely updated for all Southgate units. Written notification and instructions are provided to Southgate co-owners in advance of issuing updating permits.
 - f. Southgate co-owners are responsible for issuing passes to renters/tenants.
 - g. It is prohibited to sell, lease or buy Southgate parking passes.

9. ELIGIBILITY FOR USE: Only residents of Southgate and their designated guests are entitled to use the parking facilities. Vehicles must display proper identification: Southgate parking hangtag placed on the back of the rear-view mirror of each vehicle; Southgate temporary/guest parking hangtag from the rear-view mirror; or Southgate parking sticker on the rear window on the driver's side of the vehicle. All passes are issued by Southgate on-site office personnel.

10. VISITOR PARKING SPACE: Visitors using visitor spaces (those denoted with numbers only) must display a Visitor Hang Tag (one assigned to each unit) or a temporary pass (issued by Southgate Management) at all times. Visitor spaces are not intended for long term, permanent parking. Vehicles parked in visitor spaces may not be parked in one space for more than three weeks consecutively (fifteen days) without prior written approval from the Board of Directors.

11. USE OF SPACE: Motor vehicles shall be parked only in designated parking spaces on the Condominium Property. Vehicles are to be parked within parking space lines and shall not obstruct the sidewalks.

12. APPROVED VEHICLES:
 - a. An approved vehicle shall include any automobile, multi-purpose passenger vehicle, motorcycle, van or pick-up truck which is properly licensed (to include current State license, current State inspection sticker and a Southgate parking permit), properly maintained, and is not subject to the following restrictions.
 - b. No commercial or industrial vehicles including but not limited to trucks, moving vans, buses, tractors, trailers, tow trucks, taxi cabs, hearses, or other for-hire vehicles, shall be permitted to be kept or parked overnight upon any portion of the Property without prior written approval from the Board of Directors.

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- c. Trailers, recreational vehicles and equipment, camping vehicles and equipment, or boats shall not be parked on the Property without prior written approval from the Board of Directors.
- d. No vehicle shall remain on the Property unless it has current state license plates and a current inspection sticker.

13. RESTRICTIONS: The following vehicles are excluded from common element parking:

- a. Trailers, boats, trucks (excluding pick-ups), campers, busses, or other vehicles having seating capacities over 15 persons. In no case shall a vehicle exceed 20' in overall length.
- b. Junk, Derelict or abandoned vehicles. Southgate parking facilities are for resident parking and not for storage.
- c. Vehicles not maintained in proper operating condition, including vehicles with faulty emissions, excessive noises, leaks, flat tires or other conditions such as to cause hazards, damage or a nuisance to the community.
- d. Commercial vehicles not used regularly (on a daily basis) are prohibited from Southgate parking facilities. (Commercial vehicles meeting the above requirements and used on a daily basis for daily business affairs may be parked on Southgate parking lots with written approval from the Board of Directors.)
- e. Tenants who reside at Southgate Condominium must provide a copy of the Rental Agreement (Lease) for filing with the Association to obtain a parking permit. All owners and renters must complete a contact information form and/or occupancy information form (including vehicle license plate and state) as part of applying for a parking permit.

14. AUTHORITY:

- a. The Southgate Board of Directors shall have the authority to cause notification of violation by tagging and subsequent removal by towing of a vehicle at owner's risk and expense. Under conditions specified in this policy, **vehicles may be removed immediately and without notification, also at owner's risk and expense.**
- b. Only the Southgate Board of Directors shall possess the authority to assess monetary penalties.

15. REMOVAL PROCEDURES:

- a. Notification and subsequent removal:
 - 1) All vehicles described with the conditions specified in sections 10, 11, and 12, aforementioned.
 - 2) Those vehicles determined to be in violation of sections 10, 11, and 12, and subsequent to reasonable notice shall be towed (72 hours after tagging) at the discretion of the Board of Directors of Southgate Condominium Association, and at the sole expense and risk of the vehicle owners.

b. Vehicles subject to IMMEDIATE REMOVAL:

- 1) **Any vehicle NOT displaying a current Southgate permit from MIDNIGHT to 6:00 A.M.**
- 2) Any vehicle that has been previously tagged for the same violation (including vehicles tagged because their owners owe fees to the Condominium Association).
- 3) Any vehicle parked in such a manner as to prevent another vehicle(s) from leaving or entering the parking spaces or any vehicle parked in more than one parking space.
- 4) Any vehicle parking in a designated "No Parking" or yellow fire line area.
- 5) Any vehicle parking in such a manner as to interfere with traffic.
- 6) Any vehicle left unattended in a hazardous condition; including, but not limited to, vehicles on jacks or blocks.
- 7) Any vehicle that is having maintenance or repair work done on it while on Condominium property

16. ASSOCIATION NOT RESPONSIBLE: Nothing in this Resolution shall be construed to hold the Condominium or the Board of Directors or its Managing Agent responsible for damage to vehicles or loss of property from vehicles parked on the common elements or removed (towed) from the common elements.
17. REPAIRS NOT ALLOWED: No repairs/maintenance to any vehicles shall be allowed on Condominium property. Drainage of any automotive fluids onto the common areas shall not be allowed. Vehicles in violation are subject to immediate removal and/or assessment of monetary penalties.
18. CHANGES OR ADDITIONS: No signs, initials, numbers or any other alterations to parking areas, adjacent space or buildings may be painted, displayed or erected other than upon the authority of the Board of Directors of Southgate Condominium Association.
19. DAMAGE TO PARKING FACILITIES: Owners of vehicles which cause damage or hazardous conditions to parking facilities may be assessed by the Board of Directors to repair such damages.

Contact the Southgate Site Office at (703) 620-5590 or southgatesiteoffice@gmail.com for any questions regarding Southgate's parking policy and rules.