

STRATTON HOUSE CONDOMINIUM UNIT OWNERS ASSOCIATION

PARKING REGULATIONS

The parking regulations herein establish policy and procedures for Stratton House Condominium Unit Owners Association (Association), its members, residents and guests effective February 1st, 2004. These regulations are established to promote the orderly use of the on-site common element parking spaces and areas of the Association by the members, residents and guests.

The authority for the implementation and enforcement of these regulations rests with the Board of Directors (the "Board") of the Association pursuant to Article 3, Section 3.1 (f) of the Bylaws.

I. PARKING REGULATIONS

- A. Parking at Stratton House Condominium is for unit owners only; however, unit owners renting or leasing their units pursuant to Article 5, Section 5.8 (a) (6) of the Bylaws may delegate their use to their tenants by providing the Board of Directors with a signed written confirmation of such delegation. If so delegated, the unit owner will no longer have any right to park at Stratton House until the delegation is terminated in writing.
- B. Parking at Stratton House is by parking permit only on a first come, first served basis. Parking permits must be properly displayed on each vehicle at all times while on the property. Vehicles parking on the common elements not displaying a permit will be in violation of these parking regulations and subject to enforcement action by the Board of Directors or its agent. New owners/residents must obtain a permit within forty-eight (48) hours of moving onto the property or taking possession of a unit. Permits are unit specific and are not transferable to other units once assigned. There is a \$35.00/permit replacement charge for lost or stolen permits.
- C. Parking Permits are available through the Management Agent for the Association. Owners or residents must complete a vehicle information sheet for each vehicle to be parked on the common elements in order to obtain a permit for that vehicle. The information sheet will be kept with the unit owner's/resident's records for the Association's use. The Association and its agents will check permit numbers against data on file to assure compliance with these rules.
- D. The owners or residents of a unit shall be allowed to park up to, but no more than two (2) vehicles on or within the parking area of the Association on a first come, first served basis. Each of these vehicles and all vehicles must display the appropriate permit. For the purposes of Article 5, Section 5.11 of the Bylaws, as long as this rule is in effect, it shall be deemed that the Board of Directors is giving its written consent for the unit owners or residents of a unit to park more than one (1) but not more than two (2) vehicles on the common elements on a first come, first served basis. Because there are not sufficient parking spaces on the common elements for there to be two (2) parking spaces per unit, permission to park up to two (2) vehicles on the common elements is not and should not be construed to be the equivalent of a right to park two (2) vehicles per unit on the common elements. Permission to park more than two (2) vehicles may be requested in writing to the Board and may be granted on a case-by-case basis.
- E. Unless otherwise authorized by the Board, the parking areas may not be used for any purpose other than parking automobiles or motorcycles. No vehicles shall be parked on the common elements with conspicuous "For Sale" signs attached.

- F. Vehicles parked on the common elements must be in good operating condition. A junk or derelict vehicle is a vehicle that cannot be driven, or a vehicle without current tags, registration, and/or valid state inspection stickers. Such vehicles are unauthorized and subject to towing regardless of whether they are registered. No vehicle will be allowed to remain on the common element parking areas if it is leaking fluid of any kind, poses a hazard to the environment or a threat to the health or safety of the members or residents of the Association, or the Association itself. With prior written permission of the Board of Directors or the Management Agent, ordinary light maintenance of vehicles (excluding fluid changes and other operations or procedures which might soil the common elements) on the common elements will be allowed. Light maintenance is defined and enforced by the Board of Directors. Pursuant to Article 5, Section 5.8 (a) (7) of the Bylaws, fluid changes of any kind and other operations or procedures, which might soil the common elements, are strictly prohibited. Major vehicle repairs, including changing oil, are prohibited from taking place on Association property.
- G. No vehicle will be allowed on or allowed to remain on the common element parking areas if it is creating a nuisance or disturbing the quiet environment of the owners or residents of the Association in the use of their units or the common elements. Noise emanating from a vehicle, including noise from an alarm, horn, radio or other electronic device, will be considered a disturbance of the peace and a disturbance of the quiet enjoyment of the owners/residents and will subject a vehicle to immediate removal from the common element parking area.
- H. Vehicles parked on the common element parking areas must be parked wholly within parking space lines as marked on the pavement. Vehicles on the common element parking areas must not block access to the common elements or buildings, block the ingress/egress of other vehicles, or block or be parked or standing in designated fire lanes. Violation of this rule will subject offending vehicles to immediate removal from the common element parking area.
- I. Trailers, campers, recreational vehicles, buses, trucks, boats and other large vehicles are prohibited. Commercial vehicles are also prohibited. For the purpose of this rule, commercial vehicles include any vehicle used as a Taxi, Taxi Cab or Car for Hire, and any vehicle displaying commercial lettering or advertisements, or which are patently and primarily used for commercial, trade or business purposes (i.e. vehicles having ladder racks, ladders, winches, tool storage compartments, or other apparatus or equipment not customary to standard four-wheel passenger automobiles) whether marked or unmarked. The Board of Directors may allow such vehicles to be parked on the common elements in emergency or extraordinary circumstances on a case by case basis, if written permission is granted by the Board to an owner or resident after receipt of a written request. Additionally, such vehicles may be temporarily parked in the case of a vendor or contractor providing commercial services to the Association.
- J. No "abandoned vehicle" shall be allowed to be located on or remain on the Association common element parking areas. "Abandoned Vehicle" shall be defined as any vehicle satisfying one or more of the following conditions: 1. a vehicle parked in the same position and not moved for a period of thirty (30) consecutive days; 2. a vehicle that is not legally registered and/or inspected by a state and/or other jurisdiction; 3. a vehicle that is in a state of disrepair or which is inoperable in its current condition and which is not, will not or cannot be made operable within any six (6) hour period, and/or 4. a vehicle not maintained in proper operating condition (proper operating condition means a vehicle which, in its current state, is capable of operation on the road ways of the Commonwealth of Virginia and which does not create a hazard or nuisance by noise, appearance, exhaust or fluid emissions).

- K. No vehicle shall be operated on the common elements of the Association except on those paved areas specifically designated for operation of motor vehicles. For the purposes of this rule, the parking areas and the streets or driveways designed to provide ingress to and egress from the buildings are the only appropriate areas designed for the operation of motor vehicles.
- L. Parking so as to block sidewalks or driveways shall not be permitted. If any vehicle owned or operated by a unit owner, his or her family members, tenants, guests, invitees or licensees, shall be illegally parked or abandoned on Association property, the Association shall be held harmless by such unit owner for any and all damages or losses that may ensue, and any and all rights in connection therewith, that the unit owner or operator may have under the provisions of the state or local laws and ordinances, are hereby expressly waived. The unit owner shall indemnify the Association against any liability, which may be imposed on the Association as a result of such illegal parking or abandonment, and any consequences thereof.
- M. The Board of Directors reserves the right to designate all or any parking spaces or areas on the common elements as reserved common elements in accordance with Article 3, Section 3.2 of the Declaration.
- N. Any vehicle on the common elements of the Association in violation of or contrary to any of the rules or regulations listed above, shall be subject to the enforcement authority and action of the Association acting through the Board of Directors or its agent, including the means of enforcement listed below.
- O. Persons operating motor vehicles on Association property must observe relevant Virginia and Arlington County laws and Association traffic management regulations. This includes, but is not limited to: 1) obeying posted speed limits; 2) yielding to pedestrians at crosswalks; 3) avoiding aggressive driving; 4) operating motor vehicles on paved roadways only; 5) observing handicap parking space rules, and 6) maintaining the vehicle's sound system at a minimum volume whether driving, standing or parked, etc. All unit owners and residents shall observe and abide by all parking and traffic regulations posted by the Association or by municipal authorities. Vehicles parked in violation of any such regulations may be towed away at the unit owner's sole risk and expense.
- P. Person operating motor vehicles on Association property must have a valid operating license issued by appropriate licensing authority.
- Q. Vehicles may be parked only in appropriately designated parking spaces and areas. Only one (1) vehicle may be parked within each parking space. Vehicles may **not** occupy any portion of more than one space so delineated, or park perpendicular to the marked parking spaces or **double park**.

II. ENFORCEMENT OF REGULATIONS

- A. All vehicles must be parked in accordance with the governing condominium instruments and the duly adopted rules and regulations of the Association, including this parking regulation. Any vehicle not parked in accordance with the governing documents, as amended, or the duly adopted rules and regulations of the Association shall be in violation and subject to the enforcement authority of the Association, which authority shall include, but not be limited to, the towing of violating vehicles from the common elements. Violating vehicles can and will be towed at the vehicle owner's or operator's sole risk and expense. The vehicle owner/operator shall also be solely responsible for any storage fees associated with the towing of the vehicle. Towing shall only be authorized from the common elements by the

Board of Directors or the management agent. The Association, its Board of Directors, or officers are not responsible for nor will they have any liability for vehicles towed from the common elements. Information regarding towed vehicles may be obtained from the Arlington County Police Department, who will be notified when towing is implemented against a violating vehicle. Owners of violating vehicles will be charged with any and all expenses incurred by the Association to perform repairs to damaged common elements caused by said vehicles. In the case of damage to the common elements by guests or tenants of an owner, the owner of the unit will be charged.

- B. In addition to towing, as provided above, any violation of these regulations may result in revocation and suspension of the owner's /resident's parking privileges or an assessment of a charge in accordance with Section 55-79.80:2 of the Virginia Condominium Act and Article 9, Section 9.1 (h) of the Bylaws. Such suspension or charge shall not be imposed until notice and an opportunity to be heard shall be given to the offending owner/resident consistent with the Association condominium instruments and the Virginia Condominium Act.
- C. These rules may also be enforced through any other means provided under the documents or by law.

III. OTHER

- A. The Board or its Managing Agent may, but is not required to give written notice of violations prior to undertaking any enforcement act. Violation notices will include the managing agent's name and address. This notice will be placed on the vehicle in a visible location and in a secure manner. The Board or its Managing Agent will not be responsible in the event such notice is in any way removed from the vehicle.
- B. Reporting of violations of these regulations should be made to the Managing Agent in writing. Information such as location, date, time, and type of violation and the make, model, license plate number and color of the violating vehicle must be provided. In cases where property is damaged, the reporting individual shall provide a written statement
- C. The Board, in its sole discretion, has the right to make special exceptions to these regulations for reason or hardship. Should any resident desire an exception on a temporary basis to any of these regulations, they must request such exception in writing to the Board. These special exceptions will be heard by the Board at its monthly meeting, or other meeting at which a quorum is present, and granted or denied on a case by case basis by a majority vote. Special exceptions granted by the Board do not establish a precedent upon which other residents will be granted or denied.
- D. In order to enforce the towing provisions of these regulations, the Board will enter into a towing agreement with a properly licensed towing company for the towing of vehicles pursuant to these regulations and federal, state and local law. In addition, the Board will ensure that all necessary signage is posted pursuant to federal, state and local laws. No liability shall flow to the Board, Officers or the Managing Agent of the Association from the obligations of this or any other section of these regulations.
- E. This parking regulation, once adopted by the Board of Directors on behalf of the Association, will supersede and replace any previously adopted rules or regulations pertaining solely to the parking of vehicles on the common elements of Stratton House Condominium, including any parking rules or regulations previously published by the Association.

