

**PEACE PLANTATION I HOMEOWNERS ASSOCIATION, INC.**  
**(AKA: CASCADES PARK/TALL OAKS)**  
**POLICY RESOLUTION NO. 14-01**

**(Vehicle and Parking Regulations)**

WHEREAS, pursuant to its authorities in the Declaration and Bylaws, the Board of Directors, on behalf of the Association, is obligated to enforce the covenants set forth in the Declaration, Bylaws, rules, architectural guidelines and resolutions of the Association (“regulations”); and

WHEREAS, the Declaration, including but not limited to the provisions of Article 7.6 and 8.2(o), empowers the Board to regulate the parking of vehicles on the common areas, lots and right-of-ways adjacent thereto and to enact and enforce rules regarding the same; and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Association and its members for the Board to centralize the various parking restrictions set forth in the Declaration and to clarify the Association’s parking policy and vehicular regulations as provided for in Article 8.3 of the Declaration and §55-513 of the Code of Virginia.

**NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors adopts the following policy:**

1. General Parking: Except for parking spaces assigned as Reserved or Limited Common Areas or as otherwise provided by the Board, all other parking on the common areas shall be on a self-service, first-come/first-served basis. The Board may assign guest parking and Reserved parking as it deems equitable and appropriate. The Board may institute a vehicle registration system if such action is deemed necessary and helpful to the membership.

2. Garage/Driveway Parking: Owners of homes with a garage and driveway shall be required to park in such garage and driveway with the use of general common area parking only on a non-recurring, temporary basis as determined by the Board and/or management.

3. Prohibited Vehicles: The following vehicles may be parked within garages or, only on a non-recurring, temporary basis as determined by the Board and/or management, outside of garages:

- Commercial Vehicles as defined in (i.e., vehicles defined as commercial vehicles by Loudoun County ordinance/code or in Section 46.2-1, et. seq. of the Code of Virginia, vehicles which have visible commercial signs, lettering or equipment, vehicles for hire (e.g., taxies), vehicles outfitted for business use, or vehicles which are otherwise licensed as a commercial vehicle by DMV).
- Trailers
- Campers

- Recreational Vehicles (RV's)
- Boats
- Extra-large vehicles (e.g., grounds maintenance equipment, All-Terrain Vehicles, dune buggies, etc.)
- Junk vehicles (e.g., vehicles which may not be legally operated on the public streets and highways).
- Abandoned or otherwise inoperable vehicles, regardless of type.
- Vehicles without current County/State decals and inspection stickers.

4. Vehicular Repair: Except for brief, routine repairs, no repairs or mechanical service shall be undertaken on vehicles except in garages or on private driveways. Vehicles must be owned by resident of the home and repairs must be completed within 24 hours.

5. Storage: Except for garages and driveways, vehicles may not be stored on the common areas or public right of ways. A vehicle will be considered "stored" when it has not been moved for a period of fourteen (14) consecutive days or if, in the opinion of the Board, is being routinely moved simply to avoid the intent of this restriction.

6. Fire Lanes/No Parking Zones: Vehicles shall be parked only in designated areas and shall not be parked in any areas marked by fire lanes or otherwise marked as "no parking". Vehicles should be parked within the spaces provided and in such a manner as to not obstruct other parking spaces. Vehicles shall be parallel parked along all streets (particularly in cul-de-sac's) so that both sets of wheels (the passenger-side set or driver's-side set) which face the curb are within two feet (2') of the curbs. Any vehicle parked in such a manner that it blocks one or more vehicles, occupies more than one space, is parked without authority in an assigned parking space, or is parked in a designated handicapped parking space without authorization, or otherwise violates these restrictions, shall be subject to immediate towing and, in the event of emergency, without notice to the owner.

- Further Restrictions: All owners and guests are prohibited from parking their vehicles in a manner that obstructs a privately owned pedestrian sidewalk;
- in such a way that the vehicle protrudes into the street and interferes with use of the drive lane;
- perpendicular to any curb; and
- within thirty (30) feet of any intersection or stop sign.

Vehicles parked in violation of this provision will be subject to towing in accordance with Paragraph 8 below.

7. Enforcement: The Board of Directors and its agents will use their best judgment with respect to enforcement of these restrictions. The Board of Directors will attempt to resolve issues regarding compliance with the Association regulations through a mix of formal and informal means. Phone calls, personal contacts and other efforts may be used to try and resolve compliance issues as quickly and neighborly as possible. Where circumstances warrant, the Board may provide a written warning and opportunity to cure before taking action to impose monetary charges or other action. Where towing of a vehicle is recommended, the Board or its

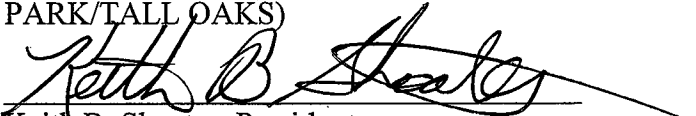
agents shall place a notice on the vehicle, pursuant to Article 8.1(o) of the Declaration, giving the owner at least 24 hours to cure the violation. If such violation is not cured, the vehicle may be towed at the owner's expense.

8. Although sanctions may be imposed for violations associated with prohibited vehicles parked or stored in public view, while on a private lot, no vehicle will be towed from a private lot.

9. Single Family Streets/Town Home Streets: These regulations and restrictions apply whether the vehicle at issue is parked on public streets (single family sections) or private streets (town home sections); however, towing from public streets shall require authorization of the Board of Directors or their agent prior to such towing.

The effective date of this Resolution shall be February 10, 2014.

PEACE PLANTATION 1 HOMEOWNERS  
ASSOCIATION, INC. (AKA: CASCADES  
PARK/TALL OAKS)

  
Keith B. Shoates, President

**FOR ASSOCIATION RECORDS**

I hereby certify that a copy of the foregoing Policy Resolution was mailed or hand-delivered to the members of Peace Plantation I Homeowners Association, Inc. (AKA: Cascades Park/Tall Oaks) on this 21 day of MARCH, 2014.

  
George Ellis, Community Manager

**RESOLUTION ACTION RECORD**

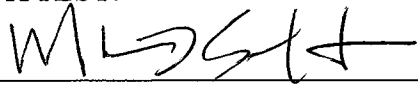
Duly adopted at a meeting of the Board of Directors held February 10, 2014.

Motion by: Keith B. Shoates

Seconded by: Merlin "Topper" Smith

	<b>VOTE:</b>			
	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<u>Keith B. Shoates</u> President	X	_____	_____	_____
<u>Laura Monahan</u> Vice President	X	_____	_____	_____
<u>Merlin "Topper" Smith</u> Secretary	X	_____	_____	_____
<u>Kelley Glessner</u> Treasurer	X	_____	_____	_____
<u>Kevin Weltens</u> Director	X	_____	_____	_____
_____ Director	_____	_____	_____	_____
_____ Director	_____	_____	_____	_____
_____ Director	_____	_____	_____	_____

ATTEST:

  
Merlin "Topper" Smith, Secretary

2/10/14  
Date

Resolution effective: February 10, 2014