

**SOUTH RIDING PROPRIETARY
REGULATORY RESOLUTION R2001-2
Parking Regulations and Enforcement Procedures
Amended May, 2011**

WHEREAS, Article 8, Section 8.3 of the recorded Declaration for South Riding ("Declaration") and Article 4, Section 4.1 (4) the Bylaws ("Bylaws") for the South Riding Proprietary ("Association") grant the Association's Board of Directors ("Board") the power to adopt, amend and publish rules and regulations governing the use of the Property and the conduct of the Association members and their guest therein; and

WHEREAS, Article 3, Section 3.8 of the Declaration authorizes the Board of Directors to designate certain portions of the Common Area as Reserved Common Area and Article 7, Section 7.6 of the Declaration authorizes the Board to assign parking spaces as Reserved Common Area; and

WHEREAS, Article 7, Section 7.6 and Article 8 Section 8.2 (n) of the Declaration regulate parking and vehicles on Common Areas, Private Streets, Roadways and Lots; and

WHEREAS, Article 18, Sections 18.1, 18.2 (a) (b) and (c), and Article 12, Section 12.1 (a), (b), (c), (d), (f) and (g) of the Declaration provides the Association, acting through the Covenants Committee and Board with the power to enforce parking restrictions on the Common Driveways as defined therein; and

WHEREAS, Article 12, Section 12.1 (a) and Section 55-515 of the Virginia Property Owners' Association Act ("Act") charges all Lot owners and their tenants, guests and invitees with compliance with the Declaration, Articles of Incorporation, Bylaws, and the Rules and Regulations (hereinafter collectively referred to as the "Governing Documents") of the Association, as amended; and

WHEREAS, Section 55-513 B. of the Act, Article 9, Section 9.1 (b) (3), and Article 12, Section 12.1 of the Declaration provide the Association, acting through the Covenants Committee and Board, with the power to assess charges against Lot owners for violations of the Governing Documents, for which the Lot owner or his family members, tenants, guest, or other invitees are responsible; and

WHEREAS, Section 55-513 B. of the Act and Article 12, Section 12.1 (i) of the Declaration further provide that certain procedures must be followed before such charges may be assessed; and

WHEREAS, Section 55-513 B. of the Act and Article 12, Section 12.1 (f) of the Declaration provide the Association, acting through the Covenants Committee and Board with the power to use "self-help to remove any violation of the Association Document or the Rules and Regulations on the Property (including without limitation the towing of vehicles)"; and

WHEREAS, it is the intent of the Board to enforce the Governing Documents for the benefit and protection of the Association's Lot Owners and residents by establishing procedures that provide for due process and consistency of enforcement.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board, by the Act, the Governing Documents and this Resolution establishes the following rules, regulations and enforcement procedures with regard to parking.

I. Restrictions on the Parking and Storage of Vehicles

1. The types of vehicles or other personal property listed in subsections (a) through (j) below, may not be parked, placed, kept, or stored in open view on a Lot, including any Common Driveways or private streets, or on any of the Common Areas, including but not limited to, common area streets and parking spaces, common area open spaces or any streets within the boundaries of the community. Except that any such vehicle may be stored in a garage, out of view.

- (a) Any boat or boat trailer, canoe, jon-boat, paddleboat, jet skis, sailboat, catamarans, rafts or inflatables and the like.
- (b) Any motor home, recreational vehicle, or other self-contained camper.
- (c) Any camper slip-ons where the camper back are 12 inches or higher than the roofline of the cab of the truck.
- (d) Any mobile home, trailer or fifth-wheel trailer.
- (e) Any pop-up camper/tent, trailer or other similar recreation oriented portable or transportable facility or conveyance.
- (f) Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.
- (g) Any vehicle defined in a Loudoun County Ordinance or VA State Code as commercial, any vehicle having exterior racks with equipment, or compartments and any vehicle with commercial signs, advertising, logos, business names or the like exceeding two square feet, will be considered to be used for commercial purposes and, therefore will be considered to be a commercial vehicle and will not be permitted to be parked on the Property.
- (h) Any private or public school or church bus.
- (i) Any vehicle with any type of "For Sale" sign displayed in or on the vehicle.

- (j) Junk or derelict vehicles. A vehicle shall be deemed to be a junk or derelict vehicle, if it does not display valid state license/registration or inspection sticker or if it is missing any necessary parts, such as, but not limited to, tires (flat or inflated), wheels, engines, door, truck, hood, wrecked or smashed body parts, etc. that are necessary for the operation of the vehicle on public or private Streets.
2. The performance of major repairs to vehicles, including painting, body work and the drainage of automobile fluids is not permitted on any Lot or on Common Areas within the Association, except that such repairs may be made in a garage or other approved, enclosed structure out of view.
 3. Vehicles may not be parked, kept, placed, or stored on any Lot or on the Common Areas in a hazardous condition including but not limited to vehicles placed on ramps, lifts, jacks or on blocks.
 4. All vehicles must conform to Commonwealth of Virginia and Loudoun County codes, ordinances and statues. All vehicles must bear current license plates, registrations, sticker and certifications as required by the Commonwealth of Virginia and Loudoun County.
 5. No vehicle shall be parked, kept, placed or stored in such a manner or in any area that obstructs the safe, free-flow of moving vehicular traffic or obstructs the movements of other vehicles or pedestrians into or out of parking spaces anywhere on the Property, including the Common Areas, Public Streets, Private Roads, Private Streets, or Common Driveways.
 6. No vehicle shall be parked in violation of any posted sign.
 7. All vehicles shall be parked wholly within space lines, as applicable
 8. No vehicle shall be parked on any grassy or landscaped area.
 9. No vehicle shall be parked on or across any area, including public sidewalks, or ingress and egress areas so as to obstruct use and access.
 10. Vehicles may not be parked, placed, kept or stored near a mailbox in a manner that impedes the access of a USPS postal carrier.
 11. Motorized vehicles, other than Proprietary owned and operated vehicles, are not permitted on trails and Common Areas within the Association.
 12. Common Driveways, (shared easements, including alleys) shall be used exclusively for the ingress and egress to and from the Affected Lots and for the construction and maintenance of utilities for the Lots subject to the easements. Owners of any Lot (as well as the Owner's household members, tenants, guests and agents) are prohibited from any act that would in any manner affect or jeopardize the free and continuous use and enjoyment of any other Owner of an Affected Lot in and to the Common Driveway. Unless specifically authorized by the Association in writing, there shall be no parking within Common Driveways at any time except for delivery

and/or emergency vehicles. Parking on any portion of a Lot in such a manner that impedes access through Common Driveways, or services to homes on Common Driveways is prohibited.

All residents and visitors shall observe and abide by these Parking Regulations and those of State and Loudoun County authorities. Vehicles parked in violation of any such regulations may be towed at the owner's sole risk and expense.

The Board of Directors may from time to time, as circumstances dictate, designate certain Private Streets and Roadways as Snow Emergency Routes and temporarily prohibit parking thereon.

The Board of Directors may, from time to time, temporarily restrict parking on certain Private Streets and Roadways or at specific locations on such Streets and Roadways as needs arise and situations dictate.

II. Enforcement Procedures

- a. The Association shall have the authority, but not the obligation, to issue a warning notice to vehicles which are in violation of this parking policy. The notice (Exhibit A of this resolution) if any, shall be affixed to the driver side window of the vehicle.
- b. Vehicles which are in violation of this resolution are subject to being towed at the owner's risk and expense, seventy-two (72) hours from the time of any tagging.
- c. Any vehicle previously posted for a violation of any of these regulations within any twelve (12) month period shall be subject to towing without notice for a repetition of said violation.
- d. In the event that any parking violation is corrected, a notice will be mailed to that vehicle owner, if known, notifying them of the recorded violation and automatic enforcement listed in subparagraph c., set forth immediately above.
- e. With regard to Common Driveways the Association may enforce this Resolution in accordance with Article 12 of the Declaration. Such enforcement may include initiation of action under Regulatory Resolution R2001-1.; Rule Violations: Complaint and Due Process Procedures.
- f. With regard to Reserved Common Area (Assigned parking spaces), section 3.8 of the Declaration authorizes the Board of Directors to grant revocable licenses in the Common Area by designating portions of the Common Area as Reserved Common Area. Where individual owners have been given the exclusive right to use a particular parking space or spaces no other resident or a guest of a resident may use that particular parking space. Violators are subject to having their vehicle immediately towed at the sole expense and liability of the owner or owners of the offending vehicle.

III. Required Signage Concerning Towing

At appropriate and prominent locations throughout the Property, the Association shall post signs that comply with the requirements of State Law and any applicable Loudoun County Code concerning the towing of vehicles.

IV. Records

Proprietary Staff shall keep copies of all Violation Notices issued and any other information concerning vehicle violations in the Lot Owner's file (if known) or in a separate file on vehicle violations.

V. Other Remedies

This Resolution shall not prevent the Association from exercising any other remedies authorized or available under the Act, the Governing Documents, or by law, and shall not constitute an election of remedies.

VI. Association Not Responsible

The Association is not responsible or liable for any vehicles or other personal property parked, located, stored, kept or placed on the Common Areas or Lots within the Association. Neither, shall anything in this resolution be construed to hold or make the Association or its Board of Directors, any Officer, or employee responsible for damages to or loss of any vehicle or other personal property while parked, located, kept, placed or stored on the Common Area or any Lot within the Association.

South Riding Proprietary
Resolutions Action Record

Resolution Type: Regulatory No: R2001-2 Amendment 5/2011

Pertaining to: Parking Regulations and Enforcement Procedures

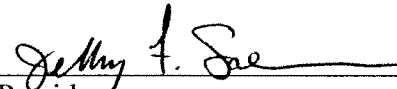
Duly adopted at a meeting of the Board of Directors held June 2, 2011

Motion by:

Seconded by:

| | Vote: | | | |
|--------------|-------|----|---------|--------|
| | Yes | No | Abstain | Absent |
| Mr. Salmon | X | | | |
| Mr. Turner | X | | | |
| Ms. Pilkus | X | | | |
| Mr. Ubelhart | X | | | |
| Mr. Lange | X | | | |
| Mr. Smith | X | | | |
| Mr. Larkin | X | | | |
| Mr. Tressler | X | | | |
| Ms. Roy | X | | | |

Attest:



President

June 11, 2011

Date

FILE:

Book of Minutes – 2011

Book of Resolutions: Book No. _____ Page No. _____

Regulatory Resolution

Resolution effective: _____
Date