THE AMBERLEA AT SOUTH RIDING CONDOMINIUM
UNIT OWNERS ASSOCIATION
POLICY RESOLUTION NO. 2026-11

(Rules and Regulations Related to Electric Personal Mobility Devices)

WHEREAS, Section 55.1-1915 of the Virginia Condominium Act, Code of Virginia ("Act") and Article 9, Section 9.1 of the Bylaws ("Bylaws") of The Amberlea at South Riding Condominium Unit Owners Association ("Association") charges all owners and all those entitled to occupy a Unit with compliance with the Declaration for The Amberlea at South Riding Condominium ("Declaration") and the Bylaws of the Association, a well as any duly promulgated rules and regulations; and

WHEREAS, Article 4, Section 4.4(b) of the Declaration and Article 3, Section 3.1(f) of the Bylaws grants authority to the Board of Directors ("Board") to adopt and amend any rules and regulations restriction and regulating the use and enjoyment of the property or any portion thereof and the actions of the owners and occupants affecting the property as long as the rules and regulations are not inconsistent with the provisions of the Act or the Declaration, Bylaws and Board adopted rules and regulations ("Governing Documents"); and

WHEREAS, the Board deems it necessary and desirable for the health, safety, welfare, and quiet enjoyment of the residents and owners of the Association to establish certain general rules and regulations for the use of electric personal mobility devices in the community; and

NOW THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following:

I. SCOPE

A. This Policy applies to all persons operating an electric personal mobility device upon the Common Elements.

B. This Policy applies to use of Electric Personal Mobility devices that are defined to include:

1. Electric bicycles (Class 1, 2, and 3);
2. Electric scooters;
3. Electric skateboards or longboards;
4. Hoverboards;
5. Electric unicycles or other one-wheel devices;
6. Personal Mobility Devices that exceed 20 mph;
7. All-terrain vehicles (ATVs);
8. Utility task vehicles (UTVs) and utility terrain vehicles;
9. Dirt bikes and off-road motorcycles;
10. Gasoline-powered mini bikes and pocket bikes;
11. Gasoline-powered scooters;
12. Go-karts;

13. Dune buggies;
14. Snowmobiles;
15. Motorized tricycles designed for off-road recreational use;
16. Recreational off-highway vehicles (ROVs);
17. Gas-powered skateboards and gas-powered scooters;
18. Any electric or gas-powered vehicle modified to exceed the manufacturer's original specifications or applicable legal speed classifications;
19. Any homemade or custom-built motorized vehicle that has not been manufactured for consumer use or lacks the safety equipment required by law;
20. Any vehicle that is not street-legal where operation requires compliance with applicable law;
21. Any motorized vehicle that causes damage to the Association Property, creates excessive noise, or presents an unreasonable risk to persons or property, as determined by the Board.

II. PERMITTED AND PROHIBITED USES

A. Permitted Uses. Residents may use electric personal mobility devices upon any public right-of-way including sidewalks and streets, but such use shall be in accordance with Virginia law and Loudoun County Ordinances.

B. Persons operating an electric personal mobility device upon the Common Elements shall:

1. Operate the device in a safe, respectful, and responsible manner;
2. Exercise reasonable care at all times;
3. Yield the right-of-way to pedestrians;
4. Announce their presence when overtaking pedestrians and slow to a safe speed;
5. Operate at a speed reasonable for existing conditions;
6. Maintain proper control of the device;
7. Comply with all posted signs and traffic-control devices;
8. Operate the device only in accordance with manufacturer recommendations;
9. Avoid conduct creating an unreasonable risk of injury or damage;
10. Comply with all applicable law regarding the operation of the device;
11. Nothing in this Policy authorizes speeds exceeding those permitted under applicable law.

C. Prohibited Conduct. The following activities are prohibited in the community:

1. Reckless or careless operation;
2. Racing or speed competitions;
3. Operating while impaired by alcohol or drugs;
4. Riding on any unpaved area, landscaped area, or through planted beds;
5. Riding within playgrounds other locations not intended for travel;
6. Carrying passengers unless the device is specifically designed by the manufacturer for such use;

7. Towing persons or objects;
8. Operating modified devices that exceed manufacturer specifications or applicable legal classifications;
9. Charging batteries in Common Elements except in locations expressly designated by the Association;
10. Activities that violate applicable law including laws related to required adult supervision for juvenile users and speed limitations.

D. Protective Equipment. Operators shall comply with all helmet / protective equipment requirements established by law.

III. LIABILITY

A. Operators of an electric personal mobility device in the community (or parents of minors operating the same) assume full responsibility for all risks and any damage, injury, or liability caused by them or their device. This includes, but is not limited to, damage to Common Elements, private property, or personal injuries sustained by the operator, passengers, pedestrians, or other community members. Any costs incurred as a result of an accident, negligence, or misuse will be the responsibility of the operator and related Unit Owner, and the Association reserves the right to seek reimbursement for damages to property.

B. The Association shall not be held liable for any injuries, damages, or losses resulting from the use of electric personal mobility devices upon in the community or on Common Elements. Owners and operators use their devices at their own risk, and the Association will not provide financial compensation or legal protection for any claims related to accidents, property damage, or injuries. Additionally, the Association does not assume responsibility for ensuring that individual operators are properly insured, trained, or qualified to operate their vehicles safely.

IV. MISCELLANEOUS

A. Enforcement. Violations of this Policy may result in the Association commencing enforcement action against owners under the Condominium instruments and applicable law.

B. Exceptions. The foregoing restrictions shall not apply to:

1. Emergency response vehicles;
2. Vehicles used by the Association, its managing agent, contractors, or utility providers while performing authorized work;
3. Wheelchairs, power wheelchairs, mobility scooters, or other mobility devices used by individuals with disabilities in accordance with applicable federal and Virginia law;
4. Maintenance, landscaping, construction, or utility equipment used in the performance of authorized work;

5. Any device specifically approved in writing by the Board for Association-sponsored events or other authorized purposes.

The effective date of this Resolution shall be October 23, 2026.

THE AMBERLEA AT SOUTH RIDING CONDOMINIUM UNIT OWNERS ASSOCIATION

By: Daniel Vargas
Daniel Vargas, President

RESOLUTION ACTION RECORD 2026-11

Duly adopted at a meeting of the Board of Directors held October 7, 2026.

Motion by: Daniel Vargas Seconded by: Cypriana McCray

VOTE:	YES	NO	ABSTAIN	ABSENT
Daniel Vargas President	X			
Robert W. Patton Vice President	X			
Cypriana McCray Treasurer	X			
Secretary				
Director				

Resolution effective: October 23, 2026

Signature: Daniel Vargas
Daniel Vargas (Oct 23, 2026 11:44:08 EDT)

Signature: Robert W. Patton
Robert W. Patton (Oct 21, 2026 14:38:13 EDT)

Signature:
Cypriana McCray (Oct 22, 2026 16:22:28 EDT)