

GLENWOOD MEWS HOMEOWNERS ASSOCIATION ADMINISTRATIVE RESOLUTION 00-01
(Parking Regulations and Procedures)

WHEREAS, the ByLaws, Article IV, Section 1 state: The affairs of this Association shall be managed by a Board of Directors;

WHEREAS, the ByLaws, Article VII, Section 1. (a) States: The board is empowered to adopt and enforce a set of rules and regulations;

WHEREAS, hereinafter Glenwood Mews Homeowners Association will be referred to as “the Association”;

WHEREAS, hereinafter the term “homeowner” shall be construed to mean the legal occupant of a unit;

WHEREAS, the ByLaws, Article II, Section 3 states: Each Owner or Owners are entitled to the regular use of not more than two automobile parking spaces, as near and convenient to their lot as reasonable possible;

WHEREAS, the Fairfax County zoning ordinance, Article 11, requires that attached single family dwellings shall have 2.3 spaces per dwelling provided;

WHEREAS, there are 45 townhouses with garages and driveways, hereinafter referred to as “units with garages,” and 167 townhouses without garages and driveways, hereinafter referred to as “units without garages,” constituting Glenwood Mews.

WHEREAS, the Fairfax County zoning ordinance, Article 11, allots a total of 143 parking spaces within the community, plus an additional 6 other spaces for a total of 149 parking spaces;

WHEREAS, the Fairfax County zoning ordinance, Article 11, excludes garage spaces from townhouse unit living areas;

WHEREAS, unobstructed access over common ground, by way of paved driveway, from the property line to the street, is hereby guaranteed to each townhouse unit; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Board of Directors adoption of this Resolution enacts the following Policy and Procedures for the *Enforcement* of Parking Regulations and Procedures:

1. Each lot will be permanently assigned parking spaces in the following manner: Unit with garages shall have two parking spaces: the first being the attached garage (45 total parking spaces) and the second being the 17' of driveway between the garage and the street (45 total parking spaces); for a total of 90 of the available 149 parking spaces. Unit without garages shall have two parking spaces: two numbered spaces per unit in the common area (34 of available 149 parking spaces).
2. The 25 remaining parking spaces not assigned to a townhouse unit shall be designated “Visitor” spaces, the use of which shall be set forth in this Resolution.
3. Homeowners shall have exclusive right to the use of the driveway that proceeds on common grounds between their lot line and the street, if such driveway extends beyond the property line, without further

consideration or intrusion, except that maintenance of said driveway shall be the responsibility of the homeowner that enjoys exclusive right of use of the driveway,

4. No homeowner may permit any vehicle of theirs, their family, housemates, guests, visitors, *co-owners*, employees, tenants, or assigns to be parked in such a way that any part of the vehicle extends into the travel lanes or on or over any grass area.

5. No homeowner may permit any vehicle of theirs, their family, housemates, guests, visitors, *co-owners*, employees, tenants, or assigns to be parked in such a manner that any part of the vehicle extends on or over any part of a Fire Zone.

6. Parking spaces marked "Visitor" shall be reserved for the use of bona fide visitors. A visitor shall be defined as any person who is not a resident. A resident is a person or persons who reside for more than fourteen (14) consecutive days in a townhouse subject to the jurisdiction of the Association. If a person or persons remains overnight for more than 14 consecutive days in a row in a townhouse subject to the ByLaws of Glenwood Mews Homeowners Association, that person or persons shall be deemed to be a resident(s) subject to the rules of the Association and will not be eligible to park in spaces marked "Visitor".

7. Homeowners may certify a person or persons as bona fide visitors for more than 14 days by writing to the Board of Directors, via the Association Management Agent, and setting forth the estimated arrival and departure dates of the visitor. The Board shall grant extended visitor parking privileges for the duration of their stay, without further action by the homeowner. If the visitor's stay extends more than 7 days beyond the initial estimated date of departure, the homeowner shall petition the Board of Directors, in writing, via the Association Management Agent, for an extension to the visitor's parking privilege. The Board of Directors shall grant the visitor the extension without further action.

8. Exceptions to Rule 7 will be considered on a case-by-case basis by the Board of Directors.

9. The Board of Directors delegates enforcement of these parking regulations to the Association's Management Agent and/or a committee of homeowners and/or a towing enforcement company empowered by the Board of Directors in accordance with the governing documents of the association. The Association or its designee, may take steps necessary to ensure compliance with these regulations including, but not limited to posting signs and notices, delivering leaflets to offenders at their home or vehicle; levying fines, or by taking physical enforcement action such as: booting or towing vehicles found to be in violation of these regulations. The Association may seek reimbursement for all enforcement activities from the homeowner that causes execution of the aforementioned procedures.

10. Any Homeowner who violates, or allows his/her family, housemates, guests, visitors, *co-owners*, employees, tenants, or assigns to violate, any of the provisions of this Resolution shall be determined to be in violation of this resolution and may result in a penalty assessment of not more than 50 percent of the current monthly membership assessment for each infraction per calendar day or any fraction thereof, of the infraction. Each individual vehicle shall be considered a separate infraction.

11. If any portion of this resolution is rendered unenforceable, the remainder of this resolution remains in full force and effect.

GLENWOOD MEWS HOMEOWNERS ASSOCIATION ADMINISTRATIVE RESOLUTION 00-01
(PARKING REGULATIONS AND PROCEDURES)

1. Yes X No *//original signed – Jim Strickland//*
2. Yes X No *//original signed – Marcia Saffell//*
3. Yes X No *//original signed – Anita Bales//*
4. Yes X No *//original signed – Susan L. Hayden//*
5. Yes X No *//original signed – Marc Zimmer//*

With a quorum of Board of Directors present, Resolution 00-01 has been adopted.

ATTEST:

//original signed –Marcia Saffell//

Secretary of the Association

March 1, 2007

CERTIFIED:

//original signed – Jim Strickland//

President, Board of Directors

March 1, 2007