

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION

PARKING RULES

(Approved by Board of Directors on 12/6/87; amended 2/23/89, 3/21/91, 6/24/93, 8/3/94, 1/23/97 and 11/1/2001)

The Deed of Covenants and Bylaws of the Association, to which all members of the Association subscribed when they became property owners, charged the Board of Directors and Committees with the responsibility of adopting and enforcing reasonable rules respecting the use of Common Areas and community facilities. Specifically, Article 6, Sections 9 through 11 of the Deed of Covenants authorizes the Board of Directors to regulate parking in the community.

The parking rules have been revised and updated due to (1) the fact that the Builder's site plan for this community provides private street parking for only two cars per each townhouse unit and one car for each garage townhouse unit, (2) the input of the homeowner's in the 1987 parking survey (a majority of which voted for assigned parking), and (3) a desire to provide a more certain parking program therefore lessening any difficulty in finding appropriate parking.

The parking rules are applicable to non-owner residents as well as homeowners.

1. Parking on the Association's 12 private townhouse streets is restricted with all spaces being assigned to a particular townhouse unit. Residents will NOT use guest parking. Any unassigned spaces are for the sole use of guests. A guest is defined, in part, as one who visits a homeowner's unit for a relatively short period of time. An individual will not be deemed a guest if the individual maintains a regular or continuous presence in a homeowner's unit for a period in excess of forty-eight (48) hours.
2. Violators will receive one warning; further violations are subject to towing without further notice.
3. By parking on association streets, each owner agrees to abide by these Parking Rules as in effect or as revised from time to time.
4. Any additional vehicles must be parked on Lafayette Village Drive, Trammel Road or elsewhere (not on Association property).
5. The parking of commercial vehicles on private property and on the private townhouse streets of Lafayette Village is prohibited. A commercial vehicle is defined as a vehicle which displays advertisement lettering; or a vehicle which is licensed as a "for hire" vehicle; or a vehicle being used for a clearly commercial or business purpose. Temporary parking by commercial vehicles which are performing work or providing services in the community are exempt from this prohibition. Vehicles in violation of the regulation are subject to towing without previous warning.
6. Parking space assignments have been made by the Board with the goal of assigning at least 1 space as close to the homeowner's unit as reasonably possible, with any second parking space also being as close as reasonably possible taking into consideration the proximity of surrounding townhouse units and the designs and shapes of the Association streets.

7. The Board of Directors maintains a master list of assigned parking spaces for individual units. Homeowner's are free to make individual changes in assigned parking spaces with their affected neighbors for so long as both own their townhouse units. Any of these changes are private individual arrangements, and will terminate upon the sale by one of the homeowners of his or her townhouse unit, or further modifications of these Parking Rules.
8. Parking is prohibited at street entrances, at fire hydrants, on sidewalks, on grassy areas, or in any manner that may impede or block the normal flow of traffic; and parallel parking on the private townhouse streets is prohibited. Due to the width of Association streets, parking at street entrances and parallel parking are a violation of the Fairfax County Fire Code.
9. Towing by the Association may be authorized only upon the concurrence of two Board members. Towing by individual homeowners from assigned spaces is done by the owner of the unit assigned to the spaces.
10. In order to enforce the assigned parking space rules, the individual homeowner of the unit assigned a space may use, among other remedies, the right to tow any vehicle improperly parking in his or her assigned space. The individual homeowner is responsible for making any towing arrangements directly with such towing company as he/she may choose. The Association suggests that any towing be done in a reasonable manner and the vehicle towed to a secure lot. The homeowner agrees to indemnify, hold harmless, and defend the Association, its Board and agents against any claims, liabilities and expenses (including attorney's fees) for such homeowner's improper towing of vehicles.
11. The speed limit on Lafayette Drive, Trammell Road and Merrimac Trail is 25 MPH, as per Virginia law and is 15 MPH on the Association's 12 private townhouse streets.
12. Extraordinary maintenance or repair of automobiles and other vehicles is prohibited on any private townhouse street or on any Association property, as are noisy vehicles or the racing of engines.
13. Junk or abandoned vehicles, trailers, campers, camp trucks, house trailers, boats or similar vehicles may not be kept on any private townhouse street or on Association property. Any vehicle owned by a homeowner or tenant prior to May 1, 1994 and regularly parked on Association Property for the preceding 5 months, that is not in compliance with these rules because of the size or type of vehicle will be allowed to remain parked in a properly assigned space or at the pool parking lot so long as the vehicle is not sold, remains legally registered to operate on Virginia public streets, and is registered with the Association's management company prior to October 1, 1994 and approved by the Board of Directors.
14. The Association, the Board of Directors and Committees bear no responsibility for any automobiles, or for the safety or security of any private Association street.
15. The Board of Directors reserves the right to modify or change these Rules from time to time (including any parking space assignments), whenever sufficient evidence is presented to warrant a re-evaluation of its position, or whenever experience gained in dealing specific Rules demonstrates the necessity of reconsidering a previously established position. Appropriate means will be taken to notify all affected homeowners in the event of any modification or change in these Rules. The Board of Directors also reserves the right to temporarily suspend the parking rules, if necessitated by an emergency or other unusual situation.