

**VILLAGES OF RIPPON LANDING HOMEOWNERS' ASSOCIATION, INC.
POLICY RESOLUTION NO. 4-2021**

RESOLUTION REGARDING PARKING RULES & REGULATIONS

WHEREAS, Section 3.04 of the Declaration of the Villages at Rippon Landing Homeowners Association, Inc. ("Association") provides that the Board of Directors of the Association ("Board") shall have all of the powers and duties necessary for the administration of the affairs of the Association; and

WHEREAS, Section 2.01(a) of the Declaration provides that the Board has the right "to adopt, promulgate, enforce, and from time to time amend, reasonable rules and regulations, pertaining to the use of the Common Area which shall enhance the preservation of such facilities and the safety and convenience of the users thereof;" and

WHEREAS, Section 2.01(h) of the Declaration provides that the Board has the "right to regulate parking on Common Area through the granting of easements, Licenses, or promulgation of rules and regulations;" and

WHEREAS, the Board has determined that it is necessary and desirable to enhance the preservation of the Common Area streets, sidewalks, and parking areas and for the safety and convenience of users thereof, that rules and regulations regarding parking within the Association should be adopted.

NOW, THEREFORE, BE IT RESOLVED that the Board adopts the following rules and regulations regarding parking within the Association:

I. PARKING RELATED DEFINITIONS

- A. **Commercial Vehicle:** Any vehicle used for or perceived as for commercial use by the Board of Directors for Villages of Rippon Landing; to include those deemed commercial by the Prince William County Ordinance Chapter 13, Article X, Section 13-327, which defines commercial vehicles as any:
1. Any solid waste collection vehicle, tractor truck or tractor truck/semitrailer or tractor truck/trailer combination, dump truck, concrete mixer truck, towing and recovery vehicle with a registered gross weight of 12,000 pounds or more, and any heavy construction equipment, whether located on the highway or on a truck, trailer, or semitrailer.
 2. Any trailer, semitrailer, or other vehicle in which food or beverages are stored or sold.
 3. Any trailer or semitrailer, regardless of whether such trailer or semitrailer is attached to a vehicle.
 4. Any vehicle with three or more axles.
 5. Any vehicle that has a gross vehicle weight rating of 12,000 or more pounds.
 6. Any vehicle designed to transport 12 or more passengers, including the driver.
 7. Any vehicle of any size used in the transportation of hazardous materials as defined in Code of Virginia, § 46.2-341.4.
 8. Rated carrying capacity of 1,500 pounds (3/4 ton) or more; regardless of capacity, which displays advertising or solicitations thereon; including but not limited to, licensed as a "for hire" vehicle or solicitations to "come visit us".
 9. Any vehicle that has visible commercial equipment or storage racks attached to the exterior of the vehicle (i.e., ladders, pipes, utility carriers, ladder carriages, roof carriages).
 10. Any unmarked vehicle, which because of its irregular height, length, shape, or weight, is not a conventional private passenger vehicle and is more suited for a commercial purpose (i.e., work utility and panel vans).
 11. Any private or public school or church buses.
 12. Any vehicle displaying the name of a business and/or contact information that may be used for profit making or advertising, including but not limited to those of taxi cabs (marked or unmarked), limousines, and car/ridesharing (Lyft, Uber, etc.).
 13. Any other vehicle not previously mentioned that meets the description of a box truck, flatbed truck, stake bed truck, step van, or trailer.

B. Recreational Vehicle:

1. Any boat, jet ski, or other water vehicle/craft;
2. Any trailer or fifth wheel trailer;
3. Any vehicle that exceeds eight feet in height OR 7.5 feet in width AND is 18 feet in total length;
4. Any vehicle with a standard capacity exceeding 11 people.
5. Any mobile home, motor home, or self-contained camper;
6. Any pop-up camp/tent trailer or other similar recreation-oriented, portable, or transportable facility or conveyance;
7. Dune buggies;
8. Any vehicle which would not commonly be used for daily transportation or which is not licensed for use on the Virginia highways.

- C. **Visitor Hours:** The range of hours in which Visitor Passes are required to be present and visible to a passerby in any Visitor Parking Spaces in the Villages of Rippon Landing community.
- D. **Visitor Pass:** A pass that is issued by the VRL Board of Directors to Members in Good Standing that allows for the parking of a single vehicle in one visitor space.
- E. **Inoperable Vehicle:** A vehicle that is disabled, inoperable, OR unable to be legally driven on private or public roads; this includes but is not limited to flat tire/s, expired registration and tags, or expired safety inspections per Prince William County Ordinance Ref: § 13-483.
- F. **Wrecked Vehicle:** A vehicle that has sustained damage deemed to be an eyesore by the Board of Directors for The Villages of Rippon Landing, although damages sustained do not require to be to the extent of a total loss. A vehicle that is a total loss may also be considered a Wrecked Vehicle.
- G. **Unightly Vehicle:** A vehicle deemed by the VRL Board of Directors to be an eyesore and unsightly due to lack of care or maintenance of the vehicle. This can include but is not limited to broken lights, body rust, significant paint abrasions or discolorations, excessive mud or dirt, flat or rotted tires, broken or hanging mirrors, broken or missing windows, or missing body parts such as bumpers, fenders. The determination of whether a vehicle is unsightly shall be the sole discretion of the Board of Directors.
- H. **Unattended Vehicle:** A vehicle that is unoccupied AND not parked in a defined parking space (Visitor, Reserved, or Private Driveway) for greater than 15 minutes. Ref: § 13-460-470
- I. **Abandoned Vehicle:** A vehicle that is not parked on private property is presumed abandoned if it has been in a Visitor Parking Space for three (3) days without being moved OR if it lacks either: (1) a valid/current license plate, OR (2) a valid/current state inspection certificate or decal.
- J. **Antique Vehicles:** Antique vehicles are licensed by Virginia's Department of Motor Vehicles (OMV). Properly tagged vehicles with antique vehicle tags are not considered inoperative vehicles; however, they must be well kept and maintained to display a clean and orderly appearance. For more information about the proper licensing of these vehicles, go to DMV's Frequently Asked Questions about antique vehicles.
- K. **Parked Vehicle:** A vehicle that is brought to a stop with the operating engine off within a designated Parking Space (Reserve or Visitor) or Private Driveway.
- L. **Standing Vehicle:** A vehicle that is brought to a stop with the operating engine still on NOT in a designated Parking Space.
- M. **Double Parked Vehicle:** A vehicle parked directly behind another vehicle that would impede the movement of the one vehicle OR any vehicle parked in a way that encroaches upon another space NOT assigned to the corresponding unit or a visitor space.
- N. **Threshold Parking:** Any time a motor vehicle of any kind is parked over a curb, whereas the front or rear bumper or other portions of the vehicle encroaches over top community-maintained property.
- O. **Commuter/Carpool Vehicle:** Any vehicle with a standard capacity of more than 8 people OR a vehicle which is intended use is for carpooling.
- P. **Renter:** Any person who maintains a current and binding lease with a Home Owner.
- Q. **Member In Good Standing:** A VRL Home Owner whose account balance is no more than \$0 AND who has 0 outstanding/pending violations.

- R. **Home Owner:** Any individual who is a recorded person on the title of a property within the VRL Community.
- S. **Visitor:** Any person not domiciled within VRL community that is visiting or has business with a resident.
- T. **Resident:** Any person (Renter or Home Owner) who by way of a legally executed lease OR by way of homeownership is domiciled at a VRL Community.
- U. **Private Driveways:** The paved driveway located on a Resident's lot leading to the garage. Note: Only Garaged Units have Private Driveways in Villages of Rippon Landing. (Excludes Powell's Run)
- V. **Reserved Parking Spaces:** Paved and painted parking spaces that are assigned to a specific property/lot. These Reserved Parking Spaces are clearly marked with a number assigned to a respective property. See section II for rules pertaining to Reserved parking spaces.
- W. **Visitor Parking Spaces:** Paved and painted parking spaces that are marked "VISITOR". Visitor parking spaces are not assigned to a specific lot. See section II for rules pertaining to Visitor parking spaces.
- X. **Private Roads:** Paved roads/courts owned and maintained by the Rippon Landing Homeowners Association. All state and county laws are enforced by the Prince William County Police and by the Fire Marshall on these private roads. Community rules are enforced by the HOA on these private roads. The VRL private roads are:
 - 1. Elizabeth Burbage Loop
 - 2. William Harris Way
 - 3. Diloreta Drive
 - 4. Henry Watts Loop
 - 5. Chicacoan Drive
 - 6. Armitage Court
 - 7. William Bayliss Court
 - 8. Callao Court
 - 9. Exmore Court
 - 10. Battery Hill Circle
 - 11. Vantage Dr 2205-2211
- Y. **Public Roads:** Paved roads owned and managed by Virginia Department of Transportation (VDOT). All state and county laws are enforced by the Prince William County Police and Fire Marshall on these public roads. Rippon Landing Homeowners Association CANNOT enforce any rule or conduct any actions of these public roads. The following roads are public:
 - 1. Forest Grove Drive
 - 2. Vantage Drive

II. VILLAGES OF RIPPON LANDING PARKING RULES

A. General Parking Rules

The below outlines General Parking rules and prohibitions within The Villages of Rippon Landing community.

Note: This section does not serve as an authoritative section on HOW the prohibitions or rules will be enforced rather WHAT are the rules or prohibitions. It is the purview of the Board of Directors to ensure the enforcement of these rules and prohibition and retains the right to tow vehicles as it sees fit throughout the community that are in violation thereof. Notification of violation – if warranted – and enforcement of these rules and prohibitions will be detailed in Section III Chapter D. Any rule or prohibition mentioned below but not detailed in Section III Chapter D. will be assumed as a rule/prohibition that will be enforced at the discretion of the Board of Directors. Prior to community wide towing enforcement of rules or prohibitions mentioned below but not detailed in Section III Chapter D. documentation of such (rule/prohibition = penalty) will be disseminated to Homeowners with at least 14 calendar days' notice.

- 1. Vehicles that are parked illegally may be towed without warning. The following circumstances may result in the immediate towing of the violating vehicle per State of Virginia Code or Prince William County Code or at the discretion of the Board of Directors:

- a. If a vehicle is directly blocking a Private Driveway, Reserved OR Visitor Parking Space, such that the Resident cannot enter or exit the driveway. The Resident is authorized to call the towing company to request an immediate tow of the vehicle. Please refer to Section III Part C of the VRL Parking Regulations.
 - b. If a vehicle is parked in another unit's Reserved Parking Space, the Resident is authorized to call the towing company to request an immediate tow of the vehicle. Please refer to Section III Part C of the VRL Parking Regulations.
 - c. Vehicles parked in areas that are designated by the Fire Department as "NoParking"
2. Vehicles considered Inoperable, Unsightly, Wrecked, unlicensed, unregistered which are parked in any Parking Space or Private Driveway visible to a passerby are prohibited within the VRL Community.
3. Vehicles parked in visitor spaces without valid visitor passes are prohibited unless otherwise noted.
 - a. Communitywide visitor hours are from 0000-0700 daily.
 - b. The VRL Board of Directors may choose to rescind visitor hours and require all vehicles parked in visitor spaces to have valid visitor placards despite time of day, if it so chooses with no less than 14 days' notice prior to implementation, in order to address systemic visitor parking abuses or issues. Should this occur, it will be done on an area-by-area basis and not communitywide.
4. It is prohibited to park vehicles with expired license plates OR state inspection decals anywhere within the VRL Community.
 - a. Violators of such behavior are subject to County Fine AND VRL Board-induced penalties such as towing and administrative expenses.
5. All vehicles are prohibited from parking or driving on unpaved areas; this includes private property and all community property within the VRL community. Vehicles are only authorized to park on paved locations that are designated for parking (Reserved and Visitor Parking Spaces, Private Driveways, and public road curbsides). Vehicles must be in accordance with the specific regulations governing such parking locations.
 - a. Violators of such behavior are subject to VRL Board induced fines and penalties, including administrative and remediation costs
6. Parking is prohibited on the grass within the VRL community, including the grass on individual private lots.
 - a. Violators of such behavior are subject to VRL Board induced fines and penalties, including administrative and remediation costs
7. Vehicles parked in any fire lane are prohibited and subject to ticketing/towing by Prince William County officials.
8. Parking that blocks or encroaches upon sidewalks, pedestrian walkways, or extends beyond Private Driveways within the VRL Community is strictly prohibited. These sidewalks allow for the unobstructed transit of pedestrians, including the physically disabled, throughout our community; therefore, any obstruction of such will be rectified with haste regardless of the time of day.
9. Visitor Parking Spaces used for storage such as containers and dumpsters outside of regular business hours (Mon-Fri 0900-1700) without prior coordination, and approval from the Board of Directors will be subjected to the involuntary removal or remediation of the item/s causing the violation by the Board of Directors at the owner or Homeowner's expense.
10. It is prohibited to park a covered motor vehicles in any Visitor Parking Spaces or Common Area Property. Covered vehicles shall ONLY be parked in Reserved Parking Spaces.
 - a. Covered vehicles must be in serviceable condition and not considered "Wrecked"
 - b. Covered vehicles must have a valid and up-to-date state licensure or registration, license plate, and inspection sticker. Spot checks by the Managing Agent will be performed to verify this.

11. It is prohibited to abandon any vehicle within the VRL Community. Any vehicle deemed abandoned by the Board of Directors will be removed at the owner's expense.
12. It is prohibited to park a Commuter vehicle within the VRL community unless otherwise authorized by the Board of Directors. Commuter vehicles may be parked on public roads only.
13. It is prohibited to conduct ANY major repairs or maintenance including but not limited to painting of vehicles, bodywork, and drainage of fluids within the VRL Community.
 - a. Minor repairs and maintenance including but not limited to repairing a flat tire and re-charging of a dead battery are acceptable within the VRL Community.
 - b. Violators of such behavior are subject to County Fine AND VRL Board induced fine, including all costs associated with the cleanup of derbies or hazardous waste.
14. It is prohibited to dump, dispose, or leak oil, grease, or other chemical residual substance or particles from vehicles parked or standing within the VRL Community.
 - a. Violators of such behavior are subject to County Fine AND VRL Board induced fine. Homeowners of units whose Renters OR Visitors violate these guidelines shall be held liable for any and all damages/cleanup to affected areas to include Reserved Parking Spaces and Private Driveways as a result of these violations.
15. It is prohibited to park/store recreational vehicles or trailers in Private Driveways, Reserved Parking Spaces, Visitor Parking Spaces, Common Areas Property, or on private roads. Recreational vehicles CANNOT be parked OR stored within the VRL Community.
 - a. Violators of such behavior are subject to VRL Board-induced fines and penalties, which will result in the removal of the vehicle at the Owners expense and any additional costs entailed therein due to size or weight or uniqueness of the vehicle.
16. It is prohibited to park any Commercial vehicle within the VRL Community – including in Private Driveways – unless actively conducting services for a Resident or Homeowner AND having had prior coordination of the Managing Agent and approval of the Board of Directors.
 - a. Commercial Vehicles are not permitted to be parked within the VRL Community if services aren't actively being rendered at the time in question.
 - b. Homeowner and/or vehicle owner will be held liable for any additional costs incurred as a result of the removal of the commercial vehicle that is in violation.
17. It is prohibited for a vehicle's security system to interfere with the right of quiet enjoyment of any resident or Homeowner within the VRL Community for more than fifteen (15) minutes regardless of vehicle's location (Private Driveways, Reserved Parking Spaces, Visitor Parking Spaces, Common Areas Property, or on private roads).
18. Only one motor vehicle may be parked in Reserved or Visitor Parking Space. An exception to this is that 2 motorcycles may be parked in a Reserved Parking Space OR 1 motorcycle and a small vehicle if both fit within the parking space boundaries and do not impede into/over common area property (grass, road, sidewalk, etc.) or unassigned adjacent spaces.
19. It is prohibited to park any vehicle over the threshold of Common Area Ground; this includes the front and rear bumper of the vehicle protruding over-top of common area grounds and sidewalks. – Parking over the curb thereby resulting in a vehicle being over common area property is prohibited.
 - a. The Homeowner and/or vehicle owner will be liable for any and all damages to Common Area Property/Grounds as a result of the violation.
20. No vehicle (for the exception of a motorcycle) shall park perpendicular to ANY Parking Space (Private Driveways, Reserved Parking Spaces, Visitor Parking Spaces) regardless of ownership or status.
 - a. Violators of such behavior are subject to VRL Board induced fines and penalties resulting in the removal of the vehicle at the Owners expense and any additional associated costs the Community may incur as a result.

21. No vehicle shall park in community parking (at the VRL Clubhouse) between the hours of 2000-0700 without prior coordination and approval from the VRL Board of Directors or the Managing Agent.
22. Unightly vehicles shall not park within the VRL Community, including in Private Driveways, Reserved Parking Spaces, Visitor Parking Spaces.
 - a. Unightly vehicles may park on public roads or within garaged units only.
 - b. Determinations of unsightly vehicles are at the sole discretion of President of the VRL Board of Directors.
 - c. Issuance of a "Notice to Rectify" will occur once per vehicle to allow for the owner to rectify or relocate the vehicle prior to involuntary remediation taking place.
23. It is prohibited to regularly or by trend have a Standing Vehicle located outside of a designated parking space.
 - a. Vehicles must be parked within designated spaces and not left standing.
24. It is prohibited to operate any motor vehicle in violation of the Code of Virginia's Motor Vehicle Code (Title 46.2, Code of Virginia) or Prince William County Ordinances Secs. 12-39—12-50. and the Board of Directors has granted the authority to all law enforcement officers (Local, State, and Federal) to enforce all motor vehicle laws and laws pertaining to illicit activities related to persons transiting on or through roads or common areas of Villages at Rippon Landing regardless of location. The Board of Directors retains the right to engage with Law Enforcement agencies on matters pertaining to criminal activities or activities the Board of Directors believe violate a traffic statute or other statute of interest.
25. The towing of a vehicle because of a violation of the restrictive covenants or of these rules and regulations is at the vehicle owner's expense. Additional costs, fines, or remediation efforts as a result of the violation that is incurred by the VRL association will be paid by the vehicle owner and/or Homeowner responsible.
26. Pursuant to Article VU, Section 3 of the Bylaws, the owner of the towed vehicle indemnifies and holds harmless the Board of Directors and the Association from all damages or liability which may result from the tow.

B. Townhome Resident, Tenant, and Visitor Parking Spaces

1. Upon notification to Residents/Homeowners by the Board of Directors; Visitor parking times and enforcement strategies may change in order to address differing issues throughout community areas. Residents/Homeowners will be given at least 14 days' notice prior to any Visitor Parking enforcement campaigns take place.
2. The community shall have all parking spaces on the paved common areas painted and marked per the parking plan specifications.
3. If Reserved and Visitor parking spaces become tarnished OR are not marked, these rules pertaining to Resident and Visitor Parking Spaces still apply.
4. All persons who park motor vehicles in lined Parking Spaces shall position their vehicle as close to the center of the parking space between the painted lines as possible. Overlapping the painted lines which separate parking spaces or parking at an angle to the curb is prohibited unless the two spaces are assigned to the same Home Owner of those spaces, parking their one vehicle.
5. Reserved Parking Spaces within the VRL Community are reserved for specific lots. Every Reserved Parking Space shall be assigned to a specific lot for use by the Home Owner or Renter. The Reserved Parking Spaces are marked with the lot number to which it is assigned. The VRL Board of Directors are responsible for the assignment of Reserved Parking Spaces throughout the community.
6. It is a violation of these guidelines for any person to make use of a Reserved Parking Space without the consent of the Homeowner of the lot to which the parking space is assigned.
7. No Reserved Parking Space shall be sold or offered in exchange for anything of value. Upon the

legal conveyance of the subject lot from one owner to another, the parking space assigned to the subject lot by the Board will adhere to the VRL Parking Rules and Regulations as they exist therein.

C. Visitor Passes

1. Community wide Visitor Hours are 0000-0700 daily 7 days a week: unless other notifications by the managing agent or VRL Board of Directors.
 - a. Notifications of changes shall be confined to only specific areas and WILL NOT change community wide visitor hours.
2. To obtain a Visitor Pass the Home Owner **MUST** be a **MEMBER IN GOOD STANDING**.
3. In order for Renters to obtain Visitor Passes Homeowners **MUST** provide a **Current Legally Binding Lease, a Home Owner Transfer Release Form** to the VRL Board of Directors or Managing Agent.
 - a. This is done in accordance with Virginia Fair Housing Law, Virginia Property Association Act, and Villages of Rippon Landing Declarations and By-Laws; in an effort to protect and ensure the peace, health, safety, prosperity, and general welfare of all the inhabitants of the Commonwealth and thereby extension to the inhabitants of Villages of Rippon Landing.
4. Members In Good Standing will be issued **3** Visitor Passes each year at no charge.
5. If a Visitor Pass is lost/stolen, replacements will **NOT** be issued until the following year, when new Visitor Passes are distributed.
6. Visitor Passes can be used at the discretion of Residents for either Visitors OR their **Personal** vehicles; however, residents are still subject to Visitor Parking Space rules despite vehicle ownership.
7. All vehicles in a Visitor Parking Space must clearly display a Visitor Pass. A vehicle parked in a Visitor Parking Space not clearly displaying a Visitor Pass during Visitor Hours or during an announced visitor parking enforcement campaign will be towed.
8. The Visitor Pass will only be valid for the year indicated on the Visitor Pass.
9. No person, through custom or alleged past practice, may establish a right to a Visitor parking space.
10. Visitor parking spaces shall be utilized on a first-come, first-serve basis and are not assigned to a specific lot.

III. ENFORCEMENT

A. General

1. The designee for the administration of these guidelines is:

VRL Board of Directors 15415

Elizabeth Burbage

Woodbridge, VA 22191

2. Towing enforcement for communitywide Visitors Hours is 0000-0700 daily, 7 days a week. This only affects Visitor Pass related violations, **NOT ALL PARKING ENFORCEMENT**.
3. Towing enforcement for all other violations such as but not limited to: Double Parking, Recreational Vehicles, Unattended Vehicles, Unsightly Vehicles, Wrecked Vehicles, Commuter Vehicles, Threshold Parking, Covered Vehicles, and Common Area Ground; will be enforced 24/7 Monday through Sunday 0000-2359 at the direction of the Board of Directors.

4. The VRL Board of Directors retains the right to administer, alter, construe, annotate, or enforce ANY OR ALL provision of these guidelines
5. Upon the consent and request of the disputants, the VRL Board of Directors will act to fairly adjudicate or arbitrate disputes that may arise among Homeowners or Residents related to the administration and enforcement of these guidelines.
6. The VRL Board of Directors reserves the right to tow vehicles immediately in any of the named violations in these guidelines at any time of day to maintain a well-manicured and good ordered community. Members of the VRL Board of Directors have vested authority to direct retained towing services to conduct towing actions in accordance with any directive or guideline contained herein at their discretion.
7. Invalidation of any of these paragraphs or sections by judgment or court order shall in no way affect any other provisions that shall remain in full force and effect.
8. It is the responsibility of all Homeowners to comply with these guidelines and to instruct Renters and Visitors to do so also. Homeowners are ultimately liable for any damages to community property/areas or costs incurred by the VRL Community as a result of their renters or associated vehicles.
9. Homeowners OR Residents may report violations of this policy directly to Dominion Wrecker Service, 2630 Hanco Center Drive, Woodbridge, Virginia at (703) 590-0994 OR the VRL Board of Directors, The Managing Agent, or Parking Committee Member by phone or email.
10. Homeowners OR Residents may report violations in section B below - "Reporting Violations" to the Prince William County Police or Fire Marshall Department as appropriate.
11. Attorneys' Fees and Costs. If the Association must enforce this resolution through any form of legal action, the offending Homeowner and/or Vehicle Owner shall be responsible for all expense and/or attorneys' fees incurred by the Association in enforcing the provisions of this Resolution.

B. Reporting Violations

1. The following violations should be reported directly to the **Prince William County Police at (703) 792-6500 or Fire Marshall (703) 792-6360:**
 - a) Vehicles parked in fire lanes;
 - b) Vehicles blocking fire hydrants.
2. Vehicles in violation along any public thoroughfare should be reported directly to the Prince William County Police at (703) 792-6500. For a listing of such violations, refer to the attached Prince William County Code Chapter 13 Article XIX. The public thoroughfares in VRL as designated by the Virginia Department of Transportation (VDOT) are:
 - a) Forest Grove Drive
 - b) Vantage Drive
3. **Any violation in Paragraphs 1&2 of the "Reporting Violation" Chapter (B) under the "Enforcement" (III) Section should be reported to the VRL HOA Office at (703)815-0014 AND Dominion Wrecker Services at (703) 590-0994.** These types of violations include but are not limited to: Visitor Parking, Double Parking, Recreational Vehicles, Unattended Vehicles, Unsightly Vehicles, Wrecked Vehicles, Commuter Vehicles, Threshold Parking, Covered Vehicles, and Common Area Ground.
4. The caller should provide the following information (NOTE: The caller information is required should the VRL Board of Directors need to contact the caller for any follow-up information. The

reporting caller information is **CONFIDENTIAL**:

- a) Photo of vehicle / violation
- b) Vehicle's make
- c) Vehicle's model
- d) Vehicle's color
- e) Vehicle's license plate number
- f) Vehicle's location
- t) Nature of violation
- g) Date and time of violation
- h) Any other related information
- i) Caller's name, address, and phone number

C. Resident Engagement of Tow Services

1. Any Home Owner or Resident who directly engages the tow company to enforce any provision of these guidelines shall bear full and complete responsibility for said action and shall agree to hold VRL Homeowners Association, Inc., its Officers, members of its Board of Directors, and its Managing Agent harmless from any and all liability, costs, or fees they may incur in defending themselves for any enforcement actions undertaken which were not directly authorized by the VRL Board/Parking Committee member.
2. Home Owners or Residents opting to have a vehicle towed from their reserved parking space are responsible for making all arrangements directly with the towing company. This includes:
 - a. Making the initial call to the towing company,
 - b. Provide proof of residency, for example, driver's license, of the reserved parking plan as verification of their authority to have the vehicle towed
 - c. Signing the impound form
3. The towing contractor currently retained by VRL Homeowners Association, Inc., is **Dominion Wrecker Service, 2630 Hanco Center Drive, Woodbridge, Virginia at (703) 590-0994**. All towing will be at the expense of the vehicle owner.

D. Vehicle Violation Penalties

1. Rules and Prohibitions detailed in this section with corresponding penalties detailed below shall be known as "community wide parking enforcement". They shall apply to ALL areas of the VRL community AT ALL times unless otherwise notified by the VRL Board of Directors with 14 days' notice.
2. Rules and Prohibitions NOT mentioned in this section but detailed in Section II. Chapter A. will be assumed as a rule/prohibition that will be enforced at the discretion of the Board of Director as it sees fit or as issues / violations arise in order to maintain a well-manicured, maintained, and harmonious community. The Board of Directors will use the below "towing categories" in order to enforce rules and probations throughout the community.
3. The towing categories are grouped into the following penalties:
 - a) Immediate Towing, No Notice to rectify or relocate.
 - b) 24-hour notice to rectify or relocate prior to towing action taking place.
 - c) 48-hour notice to rectify or relocate prior to towing action taking place.

- d) 72-hour notice to rectify or relocate prior to towing action taking place.
- e) 96-hour notice to rectify or relocate prior to towing action taking place.

Note: The VRL Board of Directors retains the right to tow any vehicle within the VRL Community at any time should it violate **ANY** rule or prohibition set forth in this document in accordance with any of the penalties set forth above. Additionally, VRL Board of Directors retains the right to recover any costs related to the remediation of damages to areas caused as a result of the violation or removal of the vehicle or item to rectify the violation. This includes but not limited to costs associated with remediation of paint, landscaping, hazardous/chemical waste cleanup, or additional administrative expenses VRL HOA may incur as a result.

4. Prior to any community wide changes to towing enforcement not mentioned in this section but detailed in Section II. Chapter A. documentation (rule/prohibition = penalty) will be distributed to Homeowners.
5. All Homeowners are responsible for notifying any Renters and Visitors on their property of the parking restrictions in the community. Homeowners of units whose Renters OR Visitors violate these guidelines shall be held liable for any and all damages to the community caused directly or indirectly by the violation. These costs also include any associated fees the community incurs as a result of additional administrative expenses stemming directly from the violation.
6. The following violations warrant an immediate tow without any further notification; at the expense and risk of the vehicle owner. These violations shall be enforced **AT ALL TIME:**
 - a) Fire Lane/Fire Hydrant Violation Penalties. These vehicles are subject to immediate ticketing and/or towing by Prince William County Police and/or Fire Marshal at the expense and risk of the vehicle owner.
 - b) Public Thoroughfare Violation Penalties. These vehicles are subject to immediate ticketing and/or towing by Prince William County Police at the expense and risk of the vehicle owner.
 - c) Vehicles parked on or block access to common area grounds to include sidewalks and other unpaved areas. This includes unpaved areas on private property.
 - d) Double parking violations, infringing upon another parking space.
 - e) A vehicle parked perpendicular in ANY parking space, including private driveways.
 - f) Vehicles displaying expired visitor placards
 - g) Vehicles parked in a Private Driveway in a manner that impedes sidewalk traffic OR extends beyond the Private Driveway, Reserved Parking Space, or Visitor Parking Space.
 - h) Recreational Vehicles that are Unattended, Parked, OR Stored within the VRL Community.
 - i) A vehicle parked in a Visitor Parking Space not clearly displaying a Visitor Pass during Visitor Hours.
 - j) Any Vehicles parked on community property (Clubhouse lot) between 2000-0700 without prior coordination or approval by the Board of Directors or Managing Agent.
 - k) Vehicle's security system interfering with the right of quiet enjoyment of the community for more than fifteen (15) minutes.
 - l) Commercial vehicles that are not **ACTIVELY** conducting service for a resident. Commercial vehicles may not be parked within the VRL community unattended during Visitor Hours for any reason, without coordination with Managing Agent notification. It is the full responsibility of the Resident to inform the contractor or worker of these guidelines. **It is incumbent upon the resident to inform the VRL Board of Directors OR Managing Agent of any contractor or worker conducting active overnight services at a residence. The Resident will bear full responsibility for any and all damages incurred FROM the contractor or worker as a result of the tow and agree to hold VRL Home Owners Association and its Board of Directors harmless.**

1. The following violations warrant a 24-hour notice to rectify or relocate prior to a tow being conducted at the expense and risk of the vehicle owner. These violations shall be enforced AT **ALL TIME**:
 - a. Containers, dumpsters, or other otherwise immobile objects parked or placed in a Visitor Space or Reserve Space.
2. The following violations warrant a 48-hour notice to rectify or relocate prior to a tow being conducted at the expense and risk of the vehicle owner. These violations shall be enforced AT **ALL TIME**:
 - a. Inoperable or Wrecked vehicles in ANY Parking Space or Private Driveway that is visible
3. The following violations warrant a 72-hour notice to rectify or relocate prior to a tow being conducted at the expense and risk of the vehicle owner. These violations shall be enforced AT **ALL TIME**:
 - a. Vehicles parked within the VRL Community that are unlicensed or with expired License Plate/state registration OR inspection decal.
 - b. Threshold Parking violators stated in Section II. Chapter A Line 18. shall be issued a 72-hour violation notice to correct the violation. Should the violation persist, the vehicle will be towed. If damage to community property (grass, curb, etc.) has occurred as a result the vehicle owner will be held responsible for the cost of remediation of the damage.

IV. LIABILITY

- A. **VRL Homeowners Association, Inc. and VRL Board of Directors assumes no responsibility for and disclaim responsibility for any damage to any vehicle parked or operated within the VRL community.**
- B. **Homeowners shall be held liable for any and all expenses incurred by the VRL Homeowners Association, Inc. as a result of any damage or clean up done to the common areas by way of use, repair, or maintenance of their vehicle, or as a result of negligence, whether on the part of the Homeowner, his family, tenants, guests, visitors, or agents.**
- C. **Any exceptions or changes to the above policy must be approved in writing by the VRL Board of Directors.**
- D. **The VRL Board of Directors reserves the right to annually evaluate the parking conditions to determine parking space availability, suitability, conformity, and Quality of Life; The VRL Board of Directors may revise/revoke parking spaces and Visitor Passes as needed.**

V. REPEAL OF PRIOR POLICIES

- A. **The rules and regulations set forth in this policy resolution supersede and replace all rules and regulations set forth in any prior parking policy.**

VI. EFFECTIVE DATE

- A. **The rules and regulations set forth in this policy resolution are effective as of January 1st, 2022. Enforcement of these Guidelines will begin February 1st, 2022.**

VILLAGES OF RIPPON LANDING HOMEOWNERS' ASSOCIATION, INC.

POLICY RESOLUTION NO. 2-2022

RESOLUTION REGARDING PARKING RULES & REGULATIONS

Annex A

WHEREAS, Section 3.04 of the Declaration of the Villages at Rippon Landing Homeowners Association, Inc. ("Association") provides that the Board of Directors of the Association ("Board") shall have all of the powers and duties necessary for the administration of the affairs of the Association; and

WHEREAS, Section 2.01(a) of the Declaration provides that the Board has the right "to adopt, promulgate, enforce, and from time to time amend, reasonable rules and regulations, pertaining to the use of the Common Area which shall enhance the preservation of such facilities and the safety and convenience of the users thereof;" and

WHEREAS, Section 2.01(h) of the Declaration provides that the Board has the "right to regulate parking on Common Area through the granting of easements, Licenses, or promulgation of rules and regulations;

WHEREAS, the Board has adopted the Parking Resolution; and

WHEREAS, the Parking Resolution authorizes the Board to take additional measures to ensure the protection, peace, health, safety, prosperity, and general welfare of all the inhabitants of Villages of Rippon Landing; and

WHEREAS specific areas within the community face parking issues unique to those areas which the Board has determined would be best resolved by enhanced enforcement measures in those specific areas; and

NOW THEREFORE, the Board adopts the following additional enforcement provisions for such areas authorized in the defined herein:

I. Specific and Unique Parking Enforcement Measures

A. Permit Parking Only - 24/7 Immediate Towing Enforcement:

1. Due to the extensive abuse of VRL visitor parking by non- community members In Vicinity Of (IVO) the West side of Elizabeth Burbage Loop the VRL Board of Directors have imposed Specific and Unique Measures to address the situation and curtail offenses. The Specific and Unique Measure adopted to rectify this offense is an enforcement of a 24/7 Permit Parking Only area that will be enforced through immediate – no notice – towing of vehicles who are not displaying a parking permit.
2. The area defined in red within Exhibit A denotes where these measures will be enforced.
3. All areas marked with signs shown in Exhibit A will be subject to this enforcement measure.
4. This Specific and Unique Parking Enforcement Measure will be implemented and effective April 8th 2022 until further notice.

EXHIBIT A

Visitor spaces in Freestone at Elizabeth Burbage Loop across from The Sutton Apartments – Shown in red

