

Baldwin Oaks Homeowners Association, INC.
Resolution 2017-01
Rules and Regulations Regarding Parking

WHEREAS, Article VII, Section 1(a) of the By Laws of the Baldwin Oaks Homeowners Association, INC. empowers the Board of Directors (Board) to make and amend rules and regulations, and

WHEREAS, Article VI, Section 1 of the Declaration of Covenants, Conditions, and Restrictions of the Association empowers the Board to make and enforce rules and regulations to regulate the use of parking on the common areas, and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish rules for appropriate use of the parking areas.

NOW, THEREFORE, THE BOARD RESOLVES THAT THE FOLLOWING PARKING RULES ARE HEREBY ADOPTED AND REPLACES ALL PREVIOUS RESOLUTIONS REGARDING PARKING:

I. PURPOSE

These parking regulations have been written with the following objectives in mind:

- a. To maintain a clear right-of-way and access to all common areas and private lots for utility and emergency vehicles.
- b. To protect private property, common areas, and the pavement from vehicular damage.
- c. To protect private vehicles from vehicular damage.
- d. To maintain the ability of residents and guests to use Baldwin Oaks parking spaces as needed.

II. DEFINITIONS – PARKING

- a. Roads: Racquet Circle, Forest Hills Circle, and Wimbledon Court, starting at the termination of Hastings Drive and including all paved surfaces up to the entrance to each cul-de-sac. These roads are property of the Association (see Fig. 1).
- b. Cul-de-sacs: Those paved areas starting at the edge of the adjacent road and ending at the curbs, including the central island. These cul-de-sacs, and all inclusive, are property of the Association (see Fig. 1).
- c. Curbs: The cement borders surrounding the outer edge of each cul-de-sac (adjacent to private property), and those short edges of each cul-de-sac island (see Fig. 1).
- d. Rights-of-Way: The portions of each cul-de-sac where vehicles must be allowed to pass unobstructed (see Fig. 1).

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- e. Parking: The specific blocks (two per cul-de-sac) adjacent to the long, flat edges of each cul-de-sac island, not overlapping curbs or rights-of-way (see Fig. 1).

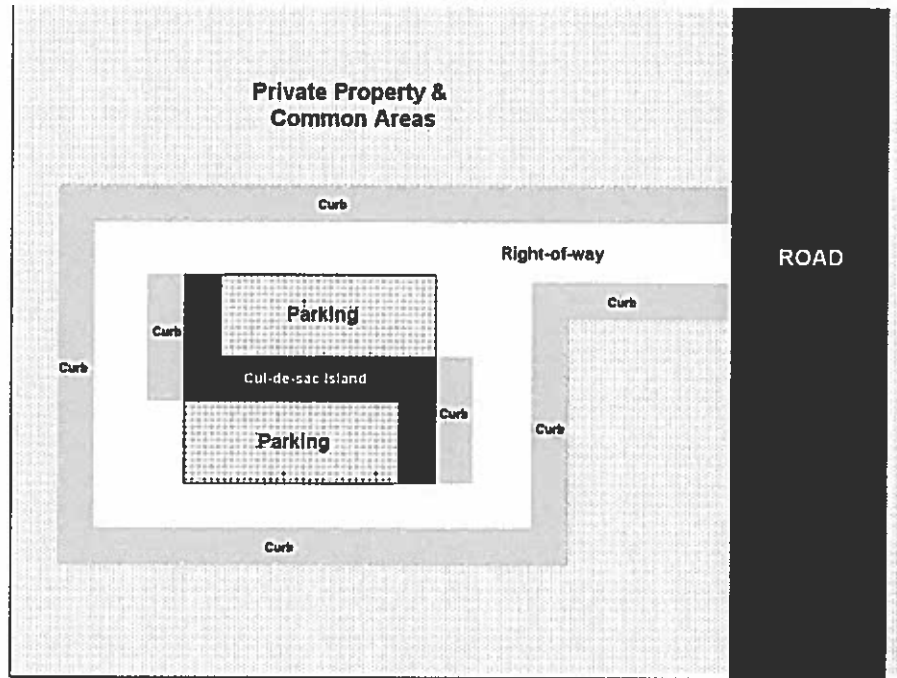


Figure 1: Designated Cul-de-sac Parking

- f. Overflow Parking: Designated spaces within the two parking lots off of Forest Hills Circle and next to the pool off of Racquet Circle. These overflow lots are property of the Association (see Fig. 2).

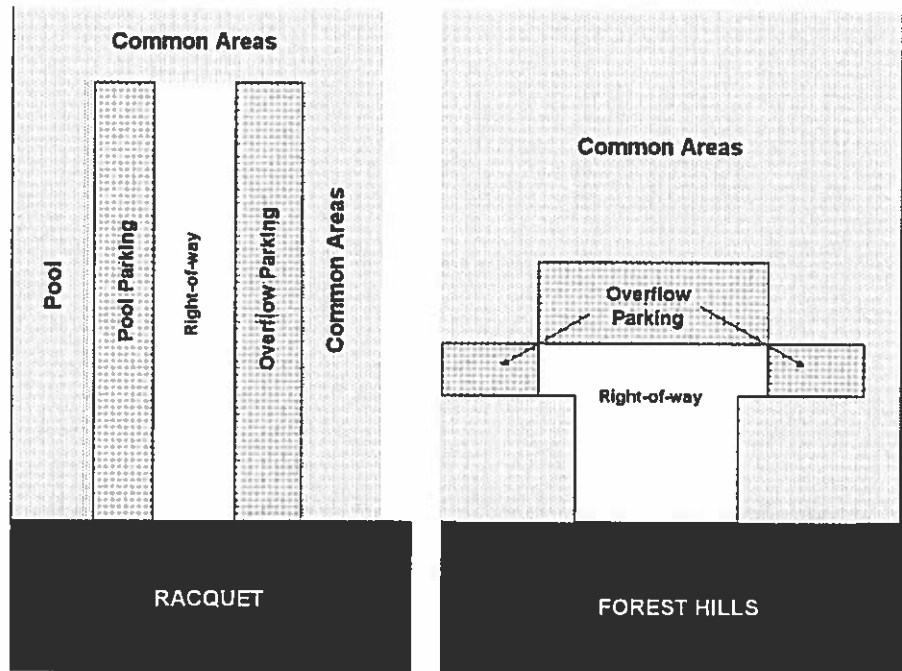


Figure 2: Designated Overflow Parking

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- g. Private Lot: The area immediately around a private residence belonging to those owners, including any grassy area and driveway within those boundaries.
- h. Common Areas: Any non-paved area within Baldwin Oaks not included in any of the above definitions.

III. DEFINITIONS – VEHICLES

- a. Abandoned vehicle: Any vehicle that has been left unattended on a road or cul-de-sac within Baldwin Oaks for a period of 14 consecutive days (2 weeks).
- b. Disabled vehicle: Any motor vehicle or trailer which is not in operating condition and cannot be immediately moved under its own power or towed upon request.
- c. Unregistered vehicle: Any motor vehicle or trailer not registered with the Division of Motor Vehicles in the Commonwealth of Virginia or any other state (lacking a valid set of license plate(s)) or lacking a valid safety inspection decal (if Virginia, or dependent upon issuing state)
- d. Lapsed vehicle: Any vehicle having expired license plates or inspection sticker for Virginia or any other state.
- e. Commercial vehicles: Commercial vehicles may be indicated by any of the following:
 - i. “Commercial Use” license plates.
 - ii. Obvious commercial advertising or business information on the outer surface of the vehicle (i.e. telephone numbers, business name, location, etc.).
 - iii. Open display of equipment (i.e. ladders, buckets, etc) used in trade or business.
Commercial vehicles *do not* include any of the following: police, fire, emergency, and marked government/military service vehicles.
- f. Recreational vehicle: Any vehicle used for recreational purposes to include trailers (all types), campers, motor homes, boats, etc.
- g. Covered Vehicle: Any vehicle that is covered with a custom cover, tarpaulin or other material
- h. Violator: Any vehicle, object, or person to be found in violation of this policy.

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IV. PARKING REGULATIONS

- a. Passenger vehicle parking is restricted to designated parking areas in the cul-de-sacs or a private driveway. Passenger vehicles parked in the cul-de-sacs may not, at any time, infringe on the cul-de-sac right-of-way (see figure 1), infringe on other vehicles, or do damage to the parking surface. This means that curb parking within a cul-de-sac is strictly prohibited at any time. This also means that vehicles parked in cul-de-sacs must meet the following size restrictions:

Length: 264 in. (22 ft. 0 in.) Width: 100 in. (8 ft. 4 in.)
Gross Vehicular Weight (GVW): 14,000 lbs (7 tons)

As of the 2007 Model Year, all commonly available personal cars, SUVs, trucks, and vans meet these requirements.

- b. All tires of any motor vehicle or trailer are to remain on the paved surfaces of association roads, cul-de-sacs, and private driveways. At no time is it acceptable for motor vehicle or trailer tires to be on common grounds or private lot grassy areas
- c. Overflow parking is restricted to designated parking areas. Furthermore, overflow parking is restricted to passenger vehicles belonging to residents of Baldwin Oaks and their guests, or commercial or properly registered recreational vehicles belonging to residents. No other vehicles will be allowed.
- d. Abandoned vehicles: No abandoned vehicle shall be parked within the confines of Baldwin Oaks at any time.
- e. Disabled vehicles: No disabled vehicles or parts thereof shall be allowed within the confines of Baldwin Oaks at any time.
Exception: If prior notification is given to the Association, a 7-day grace period may be granted for the completion of minor repairs.
- f. Unregistered/Lapsed vehicles: All vehicles shall have proper motor vehicle registration (license plate) and state inspection, when applicable. No unregistered/lapsed vehicle shall be parked within the confines of Baldwin Oaks at any time
Exceptions: Police, Fire, and Emergency vehicles, government service vehicles, and vehicles belonging to military personnel
- g. Commercial vehicles are restricted to designated overflow lot areas or private driveways.
Exceptions: See "Commercial Vehicles" definition.

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- h. Recreational vehicles are restricted to designated overflow lot areas *only*. The vehicle *must* be the property of a Baldwin Oaks resident and the vehicle must be registered with Burke Community Management, 10494 Business Center Ct, Manassas, 20110 (phone: 703-361-9014). You will be assigned a specific space in one of the two overflow lots. Please register your vehicle and park in your assigned space.
- i. Covered vehicles are prohibited from cul-de-sac parking spaces. Covered vehicles must be parked in private driveways or registered with Burke Community Management for an assigned space in one of the overflow lots. Covered vehicles parked in the overflow lots must have proper motor vehicle registration (license plate) and state inspection, when applicable. Covered vehicles must be in good working order and cannot be considered disabled as defined above.

Note: All Vehicle covers and tarpaulins must be of proper fit and construction on the vehicle so as to prevent the collection of water and debris from becoming a breeding ground for unwanted pests (both flora and fauna)

- j. Basketball hoops and other personally owned objects in the curbs, rights-of-way, or designated parking areas are not permitted at any time. These objects can and should remain on private lots.

V. COURTESY CONSIDERATIONS

The following section describes items which are not considered regulations, but that all residents should strive to follow to make parking easier for everyone.

- a. Please park as close to other vehicles as possible, without crowding them. Each cul-de-sac island can hold at least 5 vehicles to a side.
- b. Moving vehicles, hired service vehicles, and such are allowed in the cul-de-sacs to do their jobs, but should be moved into a driveway or overflow lot if they will be there longer than one day.
- c. If moving a recreational vehicle into your driveway temporarily to perform maintenance, please be careful in maneuvering around to your driveway.
- d. Please notify the Association immediately if there are trees or bushes that are infringing on parking spaces, so they can be taken care of accordingly.
- e. If you are having a large gathering of people over at your house, please take the time to notify your neighbors so they can park accordingly. If your guests have to park on the main roads, please make sure they do not park any or all wheels on the grass. Also, please notify Burke Community Management so they can handle any calls or complaints.
- f. If you are having a yard sale, please notify your neighbors ahead of time of possible high-volume traffic on the cul-de-sac.

- g. If you own a recreational vehicle, please register it with Burke Community Management so, at the very least, your vehicle can be verified when checked and we can more efficiently determine those vehicles that are being stored on Baldwin Oaks property by non-residents and remove them.

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VI. TOWING PROCEDURE AND NOTIFICATION OF VIOLATION(S)

- a. Parking Enforcement: The Association may, at any time, designate a random day and time for parking enforcement. Parking enforcement will not be performed on recognized national holidays unless a problem is brought to the attention of the Association. The Association also reserves the right to research any vehicle within the confines of Baldwin Oaks with City and State officials to determine ownership if said vehicle is suspected of violating a City or State vehicular law.
- b. Notification of Violation: The violator will be given notice of the parking violation by a sticker placed on the windshield of the vehicle (or the most visible space for non-passenger vehicles), or a citation issued by the association conservator of the peace, both of which will provide an explanation of the violation. The sticker will state that the owner the vehicle has 48 hours to correct the violation. If this violation is not corrected in the allotted time, the vehicle may be towed at the owner's risk and expense.

Additionally, all Unregistered or Lapsed vehicles will be reported to the City of Manassas for further action.

*****If the same vehicle violates these parking and towing regulations again within a year from the date the first sticker was placed on the vehicle, it may be subject to automatic towing without notice.*****

- c. Towing procedure: The Association will have a local towing company available to remove any vehicle in violation of these Parking and Towing Regulations.


Any parking violation that has not been corrected within the allotted time frame will be subject to towing in accordance with these regulations. The Association or Management Company is responsible for notifying the towing company and Manassas City Police Department regarding any action taken by the towing company. The Police Department will be provided with the name of the towing company and the location of the towed vehicle.

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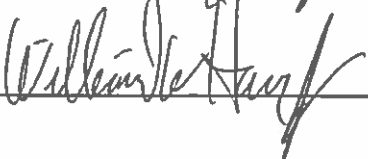
PLEASE CONCUR WITH THESE PARKING RULES AND REGULATIONS, for the safety of all property and residents within Baldwin Oaks.

The vehicle owner will assume all risk and/or expenses and reasonable attorney's fees incurred by The Association through litigation.

Approved By: , President Date: 12/18/17

Approved By: , Vice-President Date: 12/18/17

Approved By: , Secretary Date: 12/21/17

Approved By: , Treasurer Date: 12/18/17

Approved By: , Member-at Large Date: 12/18/17