

PARKING AND TOWING REGULATIONS

I. INTRODUCTION

This document has been developed by the Board of Directors of the Baldwin Oaks Homeowners Association, hereafter called the "Association", to establish regulations regarding the use of the Association's parking areas, roadways and other common grounds and private property within the Association for purposes of parking, maintaining or storing motor vehicles, boats, trailers or other similar vehicles or equipment. These regulations presented herein have been developed in concert with the Declaration of Covenants, conditions and restrictions as well as state and City code. The approval by the Board of Directors establishes these regulations as the parking and towing policy of the Association.

II. 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.

III. 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).

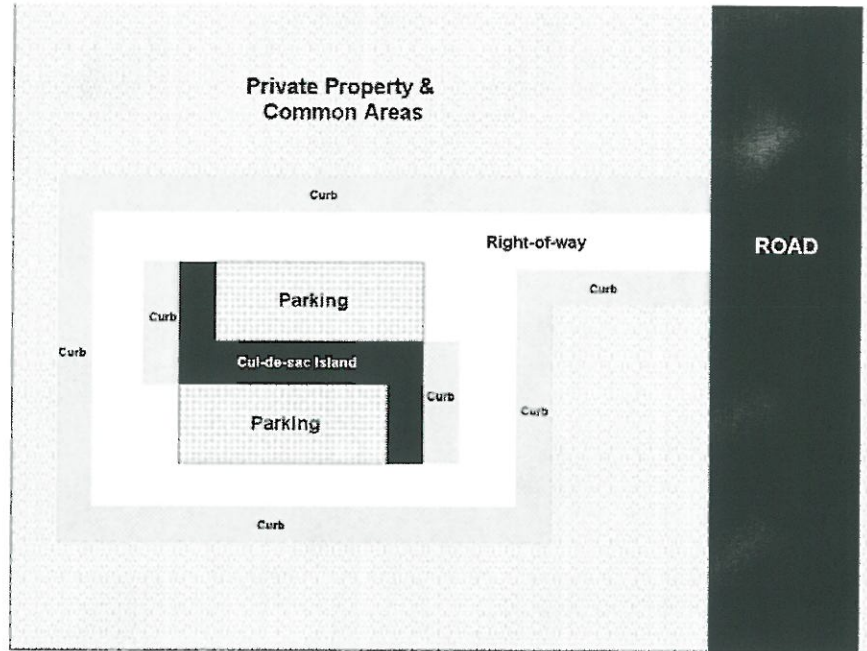


Figure 1: Designated Cul-de-sac Parking

- 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).

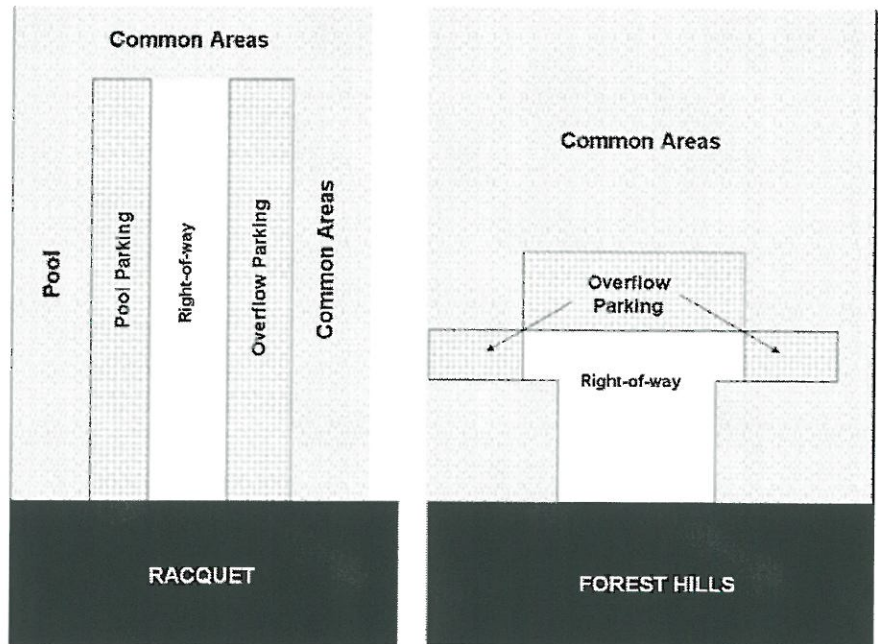


Figure 2: Designated Overflow Parking

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- g. Common Areas: Any non-paved area within Baldwin Oaks not included in any of the above definitions.

IV. 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 vehicle which is not in operating condition and cannot be immediately moved under its own power upon request.
- c. Unregistered vehicle: Any vehicle 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 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. Violator: Any vehicle, object, or person to be found in violation of this policy.

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V. PARKING REGULATIONS

a. **No parking in private yards or on Common Areas. Curb parking in the cul-de-sac is strictly prohibited.**

b. 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, infringe on other vehicles, or do damage to the parking surface. This means 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.

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 only*. 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. Note: Vehicles displaying an expired City of Manassas tax decal will not be towed solely based on this violation, but will be reported to the City.

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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BALDWIN OAKS HOME OWNERS ASSOCIATION
10494 Business Center Court, Manassas, Va. 20110

- 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 Taft Management, 10494 Business Center Ct, Manassas, 20110 (phone: 703-361-9014). You will be issued a parking decal to affix on the vehicle. Please register your vehicle and park in the designated areas.
- i. 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.

VI. 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. Also, please notify Taft 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 Taft 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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VII. 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), along with 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 will 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: Richard K. Streets, President Date: 12-6-06
Richard K. Streets

Approved By: Brock E. Edwards, Vice-President Date: 12-6-06
Brock E. Edwards

Approved By: James E. Heverin, Secretary Date: 11/17/06
JAMES E HEVERIN

Approved By: Glenn Simler, Treasurer Date: 1/4/07
GLENN SIMLER

Approved By: Julie Stokay, Member-at Large Date: 1/18/07
Julie Stokay

BALDWIN OAKS HOME OWNER'S ASSOCIATION RECREATIONAL VEHICLE REGISTRATION

Each vehicle to be stored in the Baldwin Oaks recreational storage lot must be registered with the Association. Vehicles must have a valid license plate, state inspection and must be recreational in nature. A resident/owner in good standing will be allowed to store ONE recreational vehicle.

Name(s) of vehicle owner: _____

Mailing Address: _____

Baldwin Oaks Address if different from mailing address: _____

Phone number : _____

Daytime emergency number: _____

Type of recreational vehicle: Boat and trailer
 Camper
 Motorhome
 Other(provide description) _____

Vehicle License Number: _____

Provide a copy of current registration with this form.

Period of time you plan to park the vehicle: Continuous
 Temporary (list dates)

Signature: _____ date: _____

Send to: Baldwin Oaks
P. O. Box 3062
Manassas, VA 20108
Fax: 703-330-5254

Lot number assigned: _____