

PRINCE WILLIAM COUNTY CENTER OWNERS ASSOCIATION

**POLICY RESOLUTION NO. 01-15
(Policy Related to Parking of Vehicles)
July 1, 2015**

The Board of Directors has determined that it is in the best interest of the Association to generally restate the policy related to the parking of vehicles within PWCC.

I. GENERAL STATEMENT ABOUT THE PARKING POLICY

The provisions of this Resolution apply to vehicles parked within driveways on residential lots, in parking facilities serving the community center and pool facility of PWCC, in parking facilities serving residential areas, and the curb-side areas of private streets owned by PWCC.

This Resolution also applies to the parking facilities within the apartment complex and condominiums within PWCC; however, the owners and Boards of those properties may adopt and enforce rules for parking that are more specific and/or restrictive.

This Resolution does not apply to the parking of any vehicle parked on a public street maintained by the Virginia Department of Transportation.

II. RULES

A. All parking spaces within facilities or streets owned by PWCC are reserved for the sole use of the residents and their invited guests. Vehicles parked by other parties shall be in violation.

B. Vehicles must not be parked in prohibited parking areas indicated by signs and/or yellow marked curbs and pavement.

C. Vehicles must be properly parked within the surface markings of designated parking spaces or within private driveways.

D. Vehicles must not be parked in any manner that causes the vehicle to occupy more than one parking space or extend beyond the parking space into an area where it can impede moving vehicles or pedestrians walking on a sidewalk.

E. Vehicles must not be parked in any fashion which blocks a parking space or another vehicle; double parking is not permitted; vehicles cannot be left unattended while running in the road and vehicles cannot block access to any sidewalk..

F. Vehicles must not be parked or stored unattended in a hazardous condition, including, but not limited to, vehicles left on jacks or blocks.

G. Minor repairs or service to vehicles that can be accomplished within one day are permitted, but no such repairs or services are permitted if there is any risk of leakage on the pavement of any fluid other than water. Major repairs or service to vehicles are prohibited.

H. No sign, initials, numbers, storage containers or other additions or alterations to parking spaces may be painted, displayed, or erected by anyone without prior written approval from the Board of Directors.

I. Vehicles may be washed so long as environmentally-sound products are used.

J. No vehicle other than a vehicle designated by the Commonwealth of Virginia as operated by or for a handicapped person as provided may be parked in any space reserved for handicapped parking.

K. Dumpsters, containers, and other such equipment may not be placed in a parking space/private street of PWCC or left in a driveway without prior written approval from the Board of Directors.

III. PROHIBITED VEHICLES

A. The types of vehicle described in this section may not be parked anywhere within a privately owned driveway or parking facility/private street of PWCC, except in areas, if any, designated for such purpose by the Board of Directors, owner of an apartment complex, or the Board of Directors of a condominium association.

B. All applicable Prince William County and Commonwealth of Virginia codes, ordinances, and statutes are incorporated into this Resolution.

C. Prohibited vehicles include:

1. Any boat, boat trailer, or other type of trailer whatsoever;
2. Any motor home or self-contained camper;
3. Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck;
4. Any mobile home, trailer or fifth wheel vehicle;
5. Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance;
6. Any other vehicle which is not normally used for daily transportation on public roads, including dune buggies, all-terrain vehicles, or other automotive equipment not licensed for use by passengers on the highways of Virginia;
7. Any vehicle with commercial signs, advertising, or visible commercial equipment, except that such vehicles may be temporarily parked in the case of a vendor or contractor providing commercial services to PWCC or a resident, provided such vehicles are not parked between 9 pm to 7 am.
8. Any buses or common carriers; and

9. Any oversized trucks and/or vans higher than 8 feet, longer than 18 feet, or wider than 8 feet. In accordance with Prince William County Code.

D. all vehicles parked within the parking facilities/private streets of PWCC must bear current license plates, registrations, stickers and certifications as required by Prince William County and the Commonwealth of Virginia and must be parked in accord the requirements of the Prince William County Ordinance and the Virginia Code. PWCC has granted Neighborhood Services of Prince William County with the authority to enforce all such requirements

E. No vehicle shall be left unmoved and unattended in an unassigned parking space within a parking facility/private street of PWCC for 7 consecutive 24 hour periods or more without advance written notice to the staff of PWCC at the site-office, which shall have the authority to approve requests for a maximum of 30 consecutive 24 hour periods. Any request for approval of a longer period shall be directed to the Board of Directors for its review and decision. Residents that would like to report a vehicle that may be potentially abandoned may do so by filling out an "Abandoned Vehicle Investigation Request" form which is available through the Management Office or on the Website. Management will investigate and leave Management's contact information on the vehicle. If Management is not notified within seven (7) days, Management will contact the Prince William County Police and/or Neighborhood Services. This provision shall also apply to vehicles parked in guest parking spaces, in which case the staff of PWCC or the Board of Directors shall require proof of non-residency within PWCC before approving any such request, as well as information about the vehicle's make, model, and license plate number, the address of the resident being visited, and the duration of the intended visit.

F. It is expressly prohibited for any resident of PWCC to park a vehicle in a parking space designated for guests at any time.

G. No inoperable vehicle or vehicles in obvious states of disrepair shall be parked for 4 consecutive 24 hour periods or more. An inoperable vehicle is a vehicle missing any essential parts, such as, but not limited to, tires, wheels, engine, brakes, windows, lights and lenses, exhaust system or has parts that are broken, but are necessary for legal operation of the vehicle on public streets.

H. All vehicles must be kept in proper operating condition so as not to be a hazard to the environment or pose an unsafe condition to others.

I. No vehicle shall be parked with "For Sale" signs except for those attached to the interiors of not more than two side windows.

J. No household may park more than 2 vehicles anywhere in the Common Area without the prior written permission of the Board of Directors.

K. Any household with a driveway and garage must use that driveway and garage for parking first before using any of the parking spaces on the Common Area.

IV. ENFORCEMENT

A. Any person anticipating a temporary parking problem, regardless of duration, should contact the staff of PWCC at the business office in advance in order to discuss

possible options. Without such efforts, all vehicles parked within PWCC that do not conform to the stipulations of this Resolution are subject to enforcement by PWCC, including, but not limited to, citations, fines, and even towing.

B. Enforcement of this Resolution is primarily implemented on a complaint-driven basis. The management of PWCC will respond to credible, detailed, and verifiable complaints submitted on the Abandoned Vehicle Investigation form by mail, email, or in person. Anonymous complaints will not be accepted; however, the names of residents who submit a complaint shall remain confidential for the duration of the investigation of the complaint. The management of PWCC shall have the authority to exercise its reasonable discretion in the investigation of complaints and the enforcement of this Resolution. It is the experience of the management of PWCC that residents often do not know the rules and will comply upon explanation and request. On occasion, the management of PWCC may request the active cooperation of the complainant, the Board of a subassociation, or a Committee of the Board of Directors in order to proceed with the investigation of a complaint or enforcement if necessitated by the nature of the complaint and the alleged violation.

C. Most of the enforcement of this Resolution will be carried out under the procedures set forth in the Declaration; however, in order to protect the safety of the community, the staff is fully authorized under this Resolution to request the assistance of Neighborhood Services and/or to authorize the immediate towing of vehicles under those circumstances when a vehicle is parked in a manner that creates risks to the safety of others. Those circumstances include but are not limited to:


1. Any vehicle parked in a designated fire lane;
2. Any vehicle parked so as to block another vehicle;
3. Any vehicle parked in a "No Parking" area; or
4. Any vehicle parked in a portion of the common area not authorized or designated for parking;

D. The Police Department or Neighborhood Services of Prince William County may tow vehicles under its own independent authority.

This Resolution shall be known as Policy Resolution ___ and shall replace prior versions.

The effective date of this Resolution shall be July 1, 2015.

PRINCE WILLIAM COUNTY CENTER
OWNERS ASSOCIATION

By: 
President