

**SULLY STATION II COMMUNITY ASSOCIATION
POLICY RESOLUTION NO. 7
VEHICLE POLICIES**

**relating to the use, parking and storage of vehicles
(originally adopted 04/26/1989 and revised 09/16/1993, 11/21/2000 and 04/25/2019)**

WHEREAS, Article VI, Section 8 of the Bylaws states that “The Board of Trustees shall have all powers for the conduct of the affairs of the Association which are enabled by law, the Declaration and the Articles of Incorporation which are not specifically reserved to members or the Developer”; and,

WHEREAS, Article VI, Section 1(d) of the Declaration states that the “Board of Trustees shall adopt general rules relating to the use of property and the well-being of Members, such as storage and use of all vehicles”; and,

WHEREAS, in order to assure safe and attractive parking areas, the Board of Trustees (“Board”) wishes to establish a comprehensive policy with respect to the parking and storage of vehicles.

NOW, THEREFORE, BE IT RESOLVED THAT the following vehicle policies be adopted by the Board, with all such vehicles subject to all other parking resolutions and policies adopted by the Board.

I. RESTRICTIONS ON THE PARKING AND STORAGE OF PARTICULAR VEHICLES

A. VEHICLES RESTRICTED AND NOT APPROVED

1. Vehicles Not Approved. The types of vehicles listed in subsections (a) through (j) below are not approved vehicles and may not be parked or stored at any time, in open view on residential Lots, Common Area parking spaces, Cluster Common Area parking spaces, or public streets or on Common Area open space within the boundaries of the Sully Station II Community Association (“SSIICA”), except as noted below, and except in such areas, if any, designated for such purpose by the use of posted signs by the Board of Trustees or pursuant to express exceptions stated below in this Resolution.

- (a) Any boat or boat trailer;
- (b) Any motor home or self-contained camper;
- (c) Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck;
- (d) Any mobile home, any trailer or any fifth wheel vehicle;
- (e) Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance;

- (f) Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Virginia;
 - (g) Any vehicle defined as a commercial vehicle by the Code of Virginia.
 - (h) Any vehicle with visible commercial signs, advertising or commercial equipment;
 - (i) Private or public school or church buses, or any school or church vehicle with a visible sign identifying the school or church;
 - (j) Any vehicle that does not display current licenses, registrations, decals and/or safety inspection permits that are required by law.
2. Vehicles Approved. Any vehicle not listed herein as “Not Approved” shall generally be approved unless within the reasonable discretion of the Association, the vehicle is deemed to be a potential safety hazard or potentially offensive to the general public.

B. EXCEPTIONS - GARAGES, DRIVEWAYS, AND ASSIGNED COMMON AREA PARKING AREA PARKING SPACES FOR VEHICLES IN (a) through (j)

- 1. Garage. Notwithstanding any other provisions in this Resolution, any such vehicle may be stored in a garage out of open view, at any time.
- 2. Private Driveway. Any such vehicle may be parked in open view in a private driveway for a continuous period of time not to exceed seventy-two (72) hours, further does not exceed four (4) times in a calendar year, and provided it does not block any portion of a sidewalk or road.
- 3. Assigned Spaces. Any such vehicle that is owned by an SSIICA Owner (or their agent or guest) in Sully Station II, may also be temporarily parked in open view in an assigned Common Area Parking Space provided it fits within the parking space, for a period not to exceed seventy-two (72) hours and not to exceed four (4) times in a calendar year unless prior written approval is obtained from the Board of Trustees or the Management Agent.. The parking of such vehicle to solely load or unload for a period of time of one (1) hour or less shall not be considered as one of the four times.
- 4. Unassigned Parking Space. Vehicles identified in I.A.1(a) through (j) above, are never allowed to park in Common Area parking spaces that are not assigned to a Lot.

5. Assigned Common Area Parking Space - Defined. Assigned Common Area Parking Spaces (which includes Cluster Common Area Parking Spaces) are those assigned to a single, particular Lot. For purposes of clarification, a vehicle in an unassigned Cluster Common Area Parking Space displaying a Hanging Tag provided to SSIICA Owners (or their agent), is not in an Assigned Common Area Parking Space unless that particular parking space has been assigned to the use of a single Lot.
- C. COMPLETE BAN. Notwithstanding any exception noted above in Section I.B.1 through B.5, under no circumstances at any time, for any person, shall the following types of vehicles be allowed to park in open view in the Sully Station II Community UNLESS parked in an area, if any, designated for such purpose by the use of and subject to certain conditions stated on posted signs by the Board of Trustees:
1. a tractor trailer;
 2. the cab (alone) of a tractor trailer;
 3. the trailer (alone) of a tractor trailer;
 4. any vehicle with a gross weight of 10,000 pounds or more;
 5. any vehicle with a length of 30 feet or more;
 6. any trailer that could tow or transport any vehicle listed in C.1 through C.5 above.
- D. GENERAL PROVISIONS.
1. “Open view,” for purposes of this Resolution, shall mean within view to anyone located within the community and where the vehicle is parked on a residential Lot (including a private driveway), a Common Area parking space(s) (including any reserved or assigned parking space), a Cluster Common Area parking space(s) (including any reserved or assigned parking space), a public street, a pipestem or on Common Area open space within the boundaries of the Sully Station II Community and shall include any vehicle that is covered by a tarp or any other covering that serves any purpose, including the purpose of protecting it from theft or from weather, or the purpose, in the reasonable determination of the Management Agent, of shielding it from view to avoid the enforcement of this Resolution.
 2. Notwithstanding any other provisions found in this Resolution, junk or derelict vehicles may not be parked or stored in open view on residential Lots, Common Area parking spaces, Cluster Common Area parking spaces, or on Common Area open space within the boundaries of the Sully Station II Community. Additionally, SSIICA Owners agree that they, and their tenants and invitees, shall

not park or store such derelict or junk vehicles on public streets within the Sully Station II Community.

3. For purposes of this resolution, a vehicle shall be deemed to be a junk or derelict vehicle if it is missing any necessary parts, such as, but not limited to, tires, wheels, engine, etc., that are required by law for operation of the vehicle on public streets. A vehicle shall be deemed to be a junk or derelict vehicle if it is missing a license plate, current registration sticker, decal or safety inspection permit required by law to operate a vehicle on public streets. Separate and apart from the requirements above, any vehicle on Common Area or Cluster Common Area, including any in an assigned parking space, that is not moved within 30 days shall be deemed to be in a non-operating condition and therefore a junk vehicle, which shall be the basis for a notice to be placed on the vehicle by the Management Agent and shall be subject to further enforcement.
4. The provisions above shall not apply to:
 - (a) any commercial vehicle when taking on or discharging passengers.
 - (b) any commercial vehicle when temporarily parked for a period of eight (8) hours or less pursuant to the performance of work or service at a particular location.

II. GENERAL RESTRICTIONS APPLICABLE TO ALL VEHICLES

- A. General. Any vehicle parked or stored by an SSIICA Owner (or their agent) or their guest at any time in open view within the boundaries of the Sully Station II Community, whether or not of the type of vehicle listed in subsections (a) through (j) in Section I.A.1 above, shall comply with the following conditions at all times:
 1. All vehicles must be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearance.
 2. The performance of major repairs to vehicles, including painting and the drainage of automobile fluids, is not permitted anywhere in open view on residential Lots, Common Areas, or on the public streets within the boundary of the Sully Station II Community.
 3. Vehicles may be parked only in designated parking spaces. All vehicles must comply with “No Parking” areas as posted or designated, and must comply with all conditions stated on posted signs or painted on curbs and roads.
 4. No vehicle may park on any Common Area, Cluster Common Area, or portion of a Lot, unless that part of the Common Area or that portion of a Lot is specifically paved and improved for the specific purpose of vehicular parking;

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

B. COMMON AREA AND CLUSTER COMMON AREA PARKING SPACES.

1. SSIICA Owners and their agents, and guests are entitled to use **completely unmarked** (i.e., no posted sign or painted markings on curb or pavement) Common Area parking spaces, and where appropriate, Cluster Common Area parking spaces, on a first-come, first-served basis. until such time as such parking space may be either: (a) assigned to a particular Lot; or (b) otherwise designated for limited use by Owners (or their agents) in a particular Cluster via Hanging Tags or decals issued by the Management Agent. **All SSIICA Owners (and their agents) and their guests should be aware that there are likely numerous Sections/Clusters in SSIICA that will have no “completely unmarked” parking spaces because all parking spaces will be either assigned to a Lot or reserved solely for Cluster Owners via Hanging Tags issued by the Management Agent.**
2. Parked vehicles must not be parked so as to obstruct other parking spaces, sidewalks or ingress and egress areas or parked in such a manner that blocks one or more vehicles or occupies more than one established marked parking space.
3. No vehicles other than those clearly indicated as operated by or for a handicapped person shall be parked in spaces reserved for handicapped parking.
4. Other than in reserved parking spaces (assigned to a particular Lot or designated for Cluster Parking with a hanging tag), any vehicle parked in the same Common Area or Cluster Common Area parking space for a consecutive period of time in excess of 72 (seventy-two) hours is subject to towing.

III. ENFORCEMENT

- A. Notice. The Board, the Management Agent or other designated representatives shall have the authority to issue a warning notice to vehicles that are in violation of this vehicle policy. The notice (**Exhibit 1**), of this Resolution, titled “24-Hour Violation Notice” shall be placed on the vehicle and a copy retained by the Management Agent. **ALL MEMBERS CONSENT TO THE BOARD OR THE MANAGEMENT AGENT ENTERING A LOT TO PLACE A NOTICE ON THE WINDSHIELD OF THE VEHICLE IN VIOLATION OF THIS RESOLUTION.**
- B. Towing Following 24-Hour Notice. The Board, the Management Agent or other designated representative shall have the authority to have any vehicles parked in the Common Area, including on Common Area parking spaces and Cluster Common Area parking spaces, including those that are assigned or licensed to particular SSIICA Owners (or their agents), towed at the vehicle owner’s risk and expense after twenty-four (24) hours from the date and time that the “**24-Hour Violation Notice**” (**Exhibit 1** of this

Resolution), is placed on the vehicle; **EXCEPT** that any vehicle previously posted with a “24-Hour Violation Notice” (**Exhibit 1** of this Resolution) for a violation of this Resolution in a particular location that is moved to another location, where it is in violation, shall be subject to **immediate** towing, without notice of the new/continuing violation, in the reasonable discretion of the Management Agent or other designated representative. The Board, the Management Agent or other designated representative may cause the towing of any vehicle parked in violation of this Resolution notwithstanding the vehicle’s owner claiming they did not see any Notice placed on the vehicle. This remedy shall be as an alternative to, or in addition to, all penalties set forth in the Governing Documents, including Policy Resolution No. 14, charges allowed under the Virginia Property Owners Association Act, including, but not limited to, Va. Code Section 55-513, AND INCLUDING THE VOIDING OF ANY PARKING LICENSES ISSUED BY THE ASSOCIATION TO THE OWNER, OR THEIR AGENT.

- C. The Board has granted permission to the Fairfax County Police Department to enter onto the Common Area and enforce the provisions of the Commonwealth of Virginia and Fairfax County motor vehicle registration and licensing requirements and to enforce the provisions of the Commonwealth of Virginia and the Fairfax County motor vehicle laws.
- D. The Board shall allow representatives of Fairfax County Fire and Rescue Department to enter onto the Common Area and enforce the provisions of the Fairfax County Fire Prevention Code.
- E. Vehicles parked in spaces reserved for handicapped parking that are not clearly identified as operated by or for a handicapped person shall be reported to the Fairfax County Police Department. However, if the vehicle that is parked in a handicapped parking space is not clearly identified as operated by or for a handicapped person, and it is also a vehicle that is described in Section 1 (a-j) above as not approved, then the vehicle will be subject to all enforcement provisions in this Resolution without a call to the police. The Board, the Management Agent or other designated representative shall also have the sole discretion to enforce this Resolution, following their determination of pertinent facts and as they deem reasonable and within the limitations of federal and state law, regarding any vehicles parked in open view in violation of this Resolution, and which have license plates or vehicle placards showing that the vehicle is operated by a handicapped person.
- F. The Board, the Management Agent or other designated representative may cause the towing without notice of vehicles parked in fire lanes.
- G. The Board, the Management Agent or other designated representative may cause the towing without notice of vehicles parked in such a manner which blocks one or more vehicles or prohibits ingress or egress to the parking area.
- H. Only the Board, the Management Agent or other designated agent may order the towing of a vehicle in violation of this Policy Resolution No. 7. An SSIICA Owner (or Owner’s agent, including tenant/resident) ordering the towing of a vehicle from said Owner’s assigned parking space, pursuant to Association governing documents other than this

Policy Resolution No. 7, shall hold harmless and indemnify the Association and the Management Agent, or other designated representatives, from all costs or expenses they may incur from any claims or causes of action related to a towing that the Association, the Management Agent or other designated representative is required to defend against, including attorney's fees and costs incident to such defense.

- I. The Board, the Management Agent or other designated representative may cause the towing, without notice, of vehicles parked in such a manner that occupies more than one marked space.
- J. The Board, the Management Agent or other designated representative shall have the authority to post a 24-hour Violation Notice on any inoperable vehicles (those not capable of starting and moving under their own power), but may delay, in their discretion, the removal of any Registered Vehicle to after seventy-two (72) hours, as opposed to the twenty-four (24) hour period noted above. In the event the Registered Vehicle is not removed and/or the violation is not corrected within seventy-two (72) hours, the Board, the Management Agent or the designated representatives may cause the towing of the vehicle without further notice.
- K. The Board, the Management Agent or other designated representative shall have the authority to post a Notice on any vehicles that do not display any State or County required valid (current) license plate or inspection decal, but may delay, in their discretion, the removal of the vehicle or correction of the violation within ten (10) days, as opposed to the twenty-four (24) hour period noted above. In the event the vehicle is not removed and/or the violation is not corrected within ten (10) days, the Board, the Management Agent or other designated representative may cause the towing of the vehicle without further notice.
- L. The Board, the Management Agent or other designated representative shall have the authority to post the "24 Hour Violation Notice" (**Exhibit 1** of this Resolution) on commercial and recreational vehicles directing removal of the vehicle within twenty-four (24) hours from any unassigned Common Area Parking Space. In the event the vehicle is not removed within twenty-four (24) hours, or is removed but then returns in the same violative condition, the Board or the Management Agent may cause the towing of the vehicle at the owner's expense without further notice.

IV. ASSOCIATION NOT RESPONSIBLE

Nothing in this Resolution shall be construed to hold the Association, the Board of Trustees or the Management Agent responsible for damage to vehicles or the loss of property from vehicles parked on the Common Areas.

ATTACHMENT - Exhibit 1, 24-Hour Towing Violation Notice

24-HOUR TOWING VIOLATION NOTICE

EXHIBIT 1, POLICY RESOLUTION NO. 7

VIOLATORS ARE SUBJECT TO BEING TOWED BY THE ASSOCIATION AFTER TWENTY-FOUR (24) HOURS FROM THE DATE AND TIME OF THIS NOTICE AT VEHICLE OWNER'S RISK AND EXPENSE PURSUANT TO POLICY RESOLUTION NO. 7, VEHICLE POLICIES.

Date Notice Posted: _____ Time Notice Posted: _____

Vehicle Description: _____ Vehicle ID/License ID: _____

- 1 PROHIBITED VEHICLE TYPE: Vehicle type not permitted to be parked on lots, Common Area parking spaces, or on public streets in the Sully Station II Community Association boundaries.
- 2 JUNK, DERELICT OR ABANDONED VEHICLE: Vehicle not in operating condition.
- 3 IMPROPERLY PARKED VEHICLE: Occupies more than one marked space, parked in a "No Parking" area, blocking sidewalk, parked on any Common Area or Lot which is not designated for parking.
- 4 PROHIBITED AUTO REPAIRS: Vehicle left unattended in a visibly disassembled condition or left 30+ days.
- 5 OTHER: _____

VIOLATORS ARE SUBJECT TO BEING TOWED AFTER TWENTY-FOUR (24) HOURS FROM THE DATE AND TIME OF THIS NOTICE BEING POSTED ON THE VEHICLE. THE TOWING OF THE VEHICLE SHALL BE AT OWNER'S SOLE RISK AND EXPENSE. The Association assumes no responsibility whatsoever for any damage to vehicles towed.

ANY VEHICLE POSTED WITH A "24-HOUR TOWING VIOLATION NOTICE" FOR A VIOLATION OF POLICY RESOLUTION. NO. 7 OR ANY OTHER REGULATIONS WHERE SUCH VEHICLE IS THEN REMOVED FROM THAT PARTICULAR LOCATION, PRIOR TO TOWING, BUT IS MOVED TO ANOTHER LOCATION WHERE IT IS IN VIOLATION, SHALL STILL BE ADDED TO A LIST OF VEHICLES SUBJECT TO IMMEDIATE TOWING FOR FUTURE VIOLATIONS AND SUCH TOWING SHALL OCCUR WITHOUT ANY NOTICE OF SUCH FUTURE VIOLATION OR SUCH FUTURE TOWING, AND MAY BE FOR ANY VIOLATION OF POLICY RESOLUTION. NO. 7 OR OF ANY OTHER PARKING REGULATIONS.

FOR FURTHER INFORMATION -- CONTACT
SSIICA Community Association Office at (703) 266-2020

Location Parked: _____

*Date Towed: _____

*Posted By: _____
Signature/and Print Name

*Time Towed: _____

*Towed By: ***Battlefield Towing, 13925 Willard Rd., Chantilly, VA 20151, (703) 378-0059, unless otherwise noted***

Vehicle License Plate and Description: _____

The above vehicle was received by and towed to the above location on the above stated date.

By: _____
Signature of Towing Agent Printed Name

SULLY STATION II COMMUNITY ASSOCIATION

RESOLUTIONS ACTION RECORD

Resolution Type: Policy No.: 7

Relating to the use, parking and storage of vehicles.

Duly adopted at a regular meeting of the Board of Trustees of Sully Station II Community Association, held April 25, 2019.

Motion by: Bill Perry

Seconded by: Karen Hogan

TRUSTEE	POSITION	YES	NO	ABSTAIN	ABSENT
Glenn Martin	President				
Diana Marvin	Vice President				
Adrian Isaicu	Secretary				
Karen Hogan	Treasurer				
Bill Perry	Legal Liaison				
Patrick Morris	Trustee				
John Stamper	Trustee				

ATTEST:

Secretary

Date

FILE: Governing Documents, Book of Regulations, Part One – Policy Resolutions

Resolution Effective: June 01, 2019

SULLY STATION II COMMUNITY ASSOCIATION
POLICY RESOLUTION NO. 7
VEHICLE POLICIES

relating to the use, parking and storage of vehicles
(originally adopted 04/26/89 and revised 09/16/93 and 11/21/00)

WHEREAS, Article VI, Section 8 of the Bylaws states that "The Board of Trustees shall have all powers for the conduct of the affairs of the Association which are enabled by law, the Declaration and the Articles of Incorporation which are not specifically reserved to members or the Developer," and

WHEREAS, in order to assure safe and attractive parking areas, the Board wishes to establish a comprehensive policy with respect to the parking and storage of vehicles.

NOW, THEREFORE, BE IT RESOLVED THAT the following parking policies be adopted by the Board:

I. RESTRICTIONS ON THE PARKING AND STORAGE OF VEHICLES

A. GENERAL

1. The types of vehicles listed in subsections (a) through (i) below may not be parked or stored in open view on residential lots, common area parking spaces, cluster common area parking spaces, or public streets or on common area open space within the boundaries of the Sully Station II community, except in such areas, if any, designated for such purpose by the Board of Trustees.

Any such vehicle may be stored in a garage out of open view. Such vehicles may also be temporarily parked in a private driveway for a period not to exceed forty-eight (48) hours and not to exceed three (3) times in a calendar year. Any such vehicle owned by guests of residents may be parked in open view for a temporary period not to exceed seventy-two (72) hours without prior approval from the Board of Trustees or the management agent.

- (a) Any boat or boat trailer;
- (b) Any motor home or self-contained camper;
- (c) Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck;
- (d) Any mobile home, any trailer or any fifth wheel vehicle;
- (e) Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance;

- (f) Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Virginia;
 - (g) Any vehicle defined as a commercial vehicle by the code of Virginia.
 - (h) Any vehicle with visible commercial signs, advertising or commercial equipment;
 - (i) Private or public school or church buses.
 - (j) Any vehicle that does not display current licenses, registrations and safety inspection permits.
2. Junk or derelict vehicles may not be parked or stored in open view on residential lots, common area parking spaces, or public streets or on common area open space within the boundaries of the Sully Station II community.
- (a) A vehicle shall be deemed to be a derelict vehicle if it is missing any necessary parts, such as, but not limited to, tires, wheels, engine, etc., that are necessary for operation of the vehicle on public streets.
3. No vehicle may park on any common area or portion of a lot, which is not specifically improved for the specific purpose of vehicular parking.
4. Any vehicle that is otherwise an Approved Vehicle shall comply with the following conditions in order to remain an Approved Vehicle:
- (a) All motor vehicles shall display current licenses, registrations and safety inspection permits to be kept upon the Common Area;
 - (b) All motor vehicles belonging to residents shall display a valid Fairfax County decal regardless of their state of registration to be kept upon the Common Area;
 - (c) All vehicles must be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearance;
 - (d) No commercial vehicle, trailer, or truck (other than those permitted under this Section's provisions above), shall be parked in the parking areas for longer than eight (8) hours without prior written permission of the BOARD;

- (e) No junk vehicle shall be parked in the parking areas at any time. All vehicles must be kept in operating condition at all times. For this purpose, operating condition shall mean that all necessary parts of the vehicle, such as, but not limited to, tires, wheels, engine, brakes, etc., that are necessary for the operation of the vehicle on public streets must be maintained at all times and all licenses, registrations and safety inspection permits are current.

B. COMMON AREA PARKING SPACES

- 1. Unit Owners and their guests are entitled to use common area parking spaces on a first-come, first-served basis.
- 2. Vehicles must be parked so as not to obstruct other parking spaces, sidewalks or ingress and egress areas or parked in such a manner that blocks one or more vehicles or occupies more than one established marked parking space.
- 3. No vehicles other than those clearly indicated as operated by or for a handicapped person shall be parked in spaces reserved for handicapped parking.
- 4. Vehicles may be parked only in designated parking spaces. All vehicles must comply with "No Parking" areas as posted or designated.
- 5. The performance of major repairs to vehicles, including painting and the drainage of automobile fluids, is not permitted anywhere in open view on residential lots or common areas within the boundary of the property.
- 6. Vehicles may not be parked or stored unattended in a hazardous condition, including, but not limited to, vehicles on jacks or blocks.

II. ASSOCIATION NOT RESPONSIBLE

Nothing in this resolution shall be construed to hold the Association or the Board of Trustees responsible for damage to vehicles or the loss of property from vehicles parked on the common areas.

III.

ENFORCEMENT

- A. The Managing Agent shall have the authority to issue a warning notice to vehicles, which are in violation of this parking policy. The notice (Exhibit A of this resolution) shall be placed on the vehicle and a carbon copy retained by the Managing Agent.
- B. Vehicles parked on common area parking spaces, including cluster common areas, are subject to being towed at the owner's risk and expense, seventy-two (72) hours from the date of notice (Exhibit "A" of this resolution) being placed on the vehicle, except that any vehicle previously posted for violation of any of these regulations shall be subject to towing without notice for a repetition of said violation.
- C. The BOARD has granted permission to the Fairfax County Police Department to enter onto the Common Area and enforce the provisions of the Commonwealth of Virginia and Fairfax County motor vehicle registration and licensing requirements and to enforce the provisions of the Commonwealth of Virginia motor vehicle laws Chapters 1 through 4 (Section 46.1 -1 through 46.1-347).
- D. The BOARD shall allow representatives of Fairfax County Fire and Rescue Department to enter onto the Common Area and enforce the provisions of the Fairfax County Fire Prevention Code.
- E. Vehicles parked in spaces reserved for handicapped parking that are not clearly identified as operated by or for a handicapped person shall be reported to the Fairfax County Police Department.
- F. The BOARD or the Management Agent may cause the towing without notice of vehicles parked in fire lanes.
- G. The BOARD or the Management Agent may cause the towing without notice of vehicles parked in such a manner which blocks one or more vehicles or prohibits ingress or egress to the parking area.
- H. An Owner or owner's agent ordering the towing of a vehicle shall hold harmless and indemnify the Association, and the Management Agent from all costs or expenses they may incur from any claims or causes of action related to a towing that Association or the Management Agent is required to defend against, including attorney's fees and costs incident to such defense.
- I. The BOARD or the Management Agent may cause the towing of any other vehicle parked in violation of this Resolution. This remedy shall be in addition to all penalties set forth in the Governing Documents.
- J. The BOARD or the Management Agent may cause the towing without notice of vehicles parked in such a manner that occupies more than one marked space.

- K. The BOARD or the Management Agent shall have the authority to post a notice on any vehicles that are not in compliance with the provisions of this policy and on inoperable vehicles (those not capable of starting and moving under their own power), vehicles that do not display a valid (current) license plate, and vehicles that do not display an inspection decal that is valid or display an inspection decal that has been expired for more than sixty (60) days directing removal of the vehicle or correction of the violation within seventy-two (72) hours. In the event the vehicle is not removed and/or the violation is not corrected within seventy-two (72) hours, the BOARD or the Management Agent may cause the towing of the vehicle without further notice.

- L. The BOARD or the Management Agent shall have the authority to post a notice on commercial and recreational vehicles directing removal of the vehicle within seventy-two (72) hours. In the event the vehicle is not removed within seventy-two (72) hours, the BOARD or the Management Agent may cause the towing of the vehicle without further notice.

- M. The BOARD or the Management Agent shall have the authority to post a notice on vehicles licensed in the state of Virginia that do not display a Fairfax County decal directing removal of the vehicle or display of a valid Fairfax County decal within sixty (60) days. In the event the vehicle is not removed and does not display a valid Fairfax County decal within sixty (60) days, the vehicle shall be reported to the Fairfax County TARGET hotline at (703) 324-3767.

EXHIBIT A
SULLY STATION II COMMUNITY ASSOCIATION

VIOLATORS ARE SUBJECT TO BEING TOWED BY THE ASSOCIATION AFTER SEVENTY-TWO (72) HOURS FROM THE DATE OF THIS NOTICE AT VEHICLE OWNER'S RISK AND EXPENSE PURSUANT TO POLICY RESOLUTION NUMBER 7, VEHICLE POLICIES, SECTION III (B)

Date: _____ Time: _____
Desc: _____ ID: _____

- 1 PROHIBITED VEHICLE TYPE: Vehicle type not permitted to be parked on lots or common area parking spaces.
- 2 JUNK, DERELICT OR ABANDONED VEHICLE: Vehicle not in operating condition.
- 3 IMPROPERLY PARKED VEHICLE: Occupies more than one marked space, parked in a "No Parking" area, blocking sidewalk, parked on any Common Area or Lot which is not designated for parking.
- 4 PROHIBITED AUTO REPAIRS: Vehicle left unattended in a visibly disassembled condition.
- 5 OTHER:

VIOLATORS ARE SUBJECT TO BEING TOWED AFTER SEVENTY-TWO (72) HOURS FROM THE DATE OF THIS NOTICE AT OWNER'S RISK AND EXPENSE. The Association assumes no responsibility whatsoever for any damage to vehicles towed.

ANY VEHICLE PREVIOUSLY POSTED FOR A VIOLATION OF ANY OF THESE REGULATIONS SHALL BE SUBJECT TO TOWING WITHOUT NOTICE FOR ANY SECOND VIOLATION OF ANY OF THESE REGULATIONS.

FOR FURTHER INFORMATION -- CONTACT

Community Association Office at (703) 968-9753 or the Community Management Corporation at (703) 631-7200

Location Parked: _____ *Date Towed: _____

*Posted By: _____ *Time Towed: _____
Signature

Henry's Wrecker Service
13850 Barnsfield Road
Chantilly, VA 20171
Ph. (703)464-5599

*Towed By: _____

Vehicle Description: _____

The above vehicle was received by and towed to the above location on the above stated date.

By: _____
Signature of Towing Agent