

**Sully Station II Community Association
Parking Rules and Regulations**

SULLY STATION II COMMUNITY ASSOCIATION
GENERAL RESOLUTION NO. 1
PARKING RULES AND REGULATIONS

Relating to Rules and Regulations regarding permit parking in the mixed townhome neighborhood sections (those sections with both garage and non-garage townhomes) and Section 2A Common Area parking spaces.

WHEREAS, Article VI, Sections 8 and 9 of the Bylaws of the Sully Station II Community Association (henceforth referred to as the “Association”) provides the Board of Trustees (henceforth referred to as the “Board”) with the powers and duties necessary for the administration of the affairs of the Association; and,

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

WHEREAS, Article III, Section 3 of the Declaration and Article VI, Section 9(b) of the Bylaws of the Association provides the Board with the power to adopt reasonable rules and regulations; and

WHEREAS, the Board has broad powers, spelled out in Article IV, Section 1 of the Association’s Declaration, and Article IV of the Townhouse Supplementary Declaration of Covenants, and Restrictions recorded for each Section, which enable the Board to adopt and enforce parking policies; and,

WHEREAS, Section 2 of Policy Resolution Number 15, Parking Policy for Mixed Townhome Sections, provides the Board with the power to limit parking within the Mixed Townhome Sections.

NOW, THEREFORE, BE IT RESOLVED THAT the “Rules and Regulations Regarding Permit Parking in the Mixed Townhome Neighborhood Sections (those sections with both garage and non-garage townhomes)” adopted by the Board on April 17, 2001 and revised December 15, 2003, shall be revoked and replaced by this General Resolution.

IT IS FURTHER RESOLVED THAT the following Rules and Regulations regarding parking in the Mixed Townhome Sections (Sections 2, 3, 4, 5, 7, 8, 13, 14, and 15) and Section 2A (Belcher Farm Drive area) (henceforth referred to as the “designated parking areas”) be adopted by the Board:

1. All vehicles parked within the designated parking areas must comply with all provisions of the Association's Policy Resolution Number 7, Vehicle Policy, relating to the use, parking and storage of vehicles.
2. Between the hours of 7:00 p.m. and 6:00 a.m., daily (7 days a week, including holidays) all vehicles parked within the designated parking areas, including reserved parking spaces, must

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display a valid Section hanging tag issued by the Association, except those parked in a designated open or visitor parking space. Any vehicle not displaying a valid Sully Station II Section hanging tag during the specified hours will be subject to immediate towing, at the vehicle owner's risk and expense, without prior warning.

- A. A valid hanging tag is the original one issued by the Association's management agent – copies of hanging tags are not valid and vehicles displaying copies of tags will be towed.
 - B. The hanging tag must be displayed so that all numbers are clearly visible from the exterior of the vehicle.
 - C. The Section number on the hanging tag must match the Section number painted on the parking space.
- 3. Any vehicle that displays an invalid hanging tag at any time will be subject to immediate towing at the vehicle owner's risk and expense, without prior warning, and will be subject to further enforcement as specified in rule 7 of these rules and regulations.
 - 4. Each townhome within the listed mixed townhome sections will be issued two parking hanging tags by the Association's management agent.
 - 5. There will be a fee to replace lost, stolen or misplaced hanging tags. The cost will be specified in the annual schedule of fees. The hanging tag being replaced will be voided and deemed invalid and the person to whom the hanging tag had been issued, and their guests, tenants, and invitees shall be deemed to have knowledge of such voiding and invalidation.
 - 6. Signs shall be posted at the entrances of the designated parking areas that specify the parking restrictions, enforcement of towing, and information on whom to call if a vehicle is towed.
 - 7. Any resident who repeatedly violates any one of these rules or regulations may have their hanging tag revoked and are subject to the Association's Policy Resolution Number 14, Enforcement Procedures.
 - A. On the third and subsequent offense, the offender will be called to a hearing before the Board of Trustees following the hearing procedures defined in Policy Resolution Number 14.
 - B. The Board may revoke the hanging tag as follows:
 - i. One of the unit's assigned hanging tags will be removed from use by the management agent.
 - ii. The first revocation will be for a period of one month; the second will be for a period of two months; and the third and subsequent revocations will be for three months each.

Resolution Action Record Follows

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**SULLY STATION II COMMUNITY ASSOCIATION
RESOLUTION ACTION RECORD**

Resolution Type: General
Parking Rules and Regulations

Number: 1

Duly adopted at a regular meeting of the Board of Trustees of Sully Station II Community Association, held December 17, 2020.

Motion by: Bill Perry

Seconded by: Glenn Martin

TRUSTEE	POSITION	YES	NO	ABSTAIN	ABSENT
Karen Hogan	President	X			
Patrick Morris	Vice President	X			
Edvin Gusinac	Secretary	X			
Glenn Martin	Treasurer	X			
Bill Perry	Legal Liaison	X			
Lisa Forester	Trustee	X			
Adrian Isaicu	Trustee	X			

ATTEST:

Secretary

Date

Resolution Effective: December 18, 2020

FILE: Governing Documents, Book of Regulations, Part Three