

## HICKORY CLUSTER ASSOCIATION

TYPE: General

RE-ADOPTED: April 19, 2017

RESOLUTION NUMBER: 1

### BOOK OF RESOLUTIONS

#### Parking Regulations

WHEREAS, Article IV, Section 1, of the Bylaws states "the affairs of the corporation shall be managed by it's directors." Therefore, the Board of Directors may do all such acts and things except as by law, by the Virginia Property Owners Association Act, by the Declaration or by these Bylaws may not be delegated to the Board of Directors by the Lot Owners; and

WHEREAS, there are insufficient parking spaces in the association to provide parking for all register vehicles; and

WHEREAS, the Board of Directors deems it necessary to provide each lot of the association one designated parking space (which may be denied at the discretion of the Board for rule violations);

NOW THEREFORE, BE IT RESOLVED THAT:

1. The occupants of each house in the cluster shall be entitled collectively to the exclusive use of its assigned parking space (if any), and the non-exclusive use of not more than one "unassigned" space, unless the Board, for good cause shown, grants written permission to occupy more spaces.
2. Only currently registered, licensed and (if required by law for operation on the public street of Virginia) inspected vehicles may be parked on cluster property. Fairfax County police may ticket vehicles parked on cluster property which are in violation of Virginia laws.
3. Only passenger vehicles may be parked on cluster property. For purposes of the bylaws, "passenger vehicles" shall refer to automobiles, vans, motorcycles and pick-up trucks which are unmarked for commercial use. No other types of vehicles and objects such as house trailers, camping trailers, boat trailers, boats, detached camper units or trucks may be parked or stored on cluster property without the written permission of the Board.
4. Should a lot owner who is authorized to park in a designated space find an unauthorized vehicle in that space, the lot owner should immediately notify the Association's management agent or a member of the Board of Directors of the violation. The Association's management agent or member of the Board of Directors will immediately authorize towing of the unauthorized vehicle at the said vehicle owner's expense. A vehicle owner who is authorized to park in a designated space may not park in any other designated space but may park in any undesignated space that is vacant until their designated space is vacated.
5. Commercial vehicles are permitted to park in common element undesignated spaces while performing services to a lot. No commercial vehicle is permitted to park in a designated space, or to remain in any space overnight. A notice must be clearly visible in the commercial vehicle's windshield indicating the lot where work is being performed and the driver can be located. Passenger vehicles, which are marked as commercial vehicles, may be parked overnight in common element parking spaces.

8. In addition to the towing provisions above, violations of the above regulations are subject to appropriate action by the Board of Directors which shall include, but is not limited to, the initiation of legal action. Should any legal action be required, all attorneys' fees and costs will be assessed and attributed to the Lot Owner for the offense.
9. All expenses of enforcing these rules shall be borne by the owner of the offending vehicle.

Robert Carney and Elaine Bess were absent.

## HICKORY CLUSTER ASSOCIATION

TYPE: GeneralDATE ADOPTED: November 18, 1998Resolution #1BOOK OF RESOLUTIONSParking Regulations

HCA President \_\_\_\_\_ Date \_\_\_\_\_

HCA Secretary Chris Freeman Date 11/18/98**HCA Board:**

David Keever	President
Sibylle Schumann	Vice President
Chris Freeman	Secretary
Robert Laird	
Richard Speier	
Larry Stipek	
Kevin Wolcott	

**Administrative Note:**

Board President, David Keever, joined the November 18, 1998 board meeting via conference call. He expects to return from his business trip by Monday, November 23, and will affix his signature to these documents at that time.