

**INLET COVE HOMEOWNERS ASSOCIATION, INC.**

**POLICY RESOLUTION NO. 12-03**

**(INLET COVE PARKING GUIDANCE, REGULATIONS AND ENFORCEMENT)**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions, Article 2, Section 2.01 (a) provides the Board of Directors with the right to adopt, promulgate, and enforce rules and regulations pertaining to the use of common facilities; and

WHEREAS, Declaration of Covenants, Conditions and Restrictions, Article 2, Section 3.04 and Article IV, Section 4.01 of the Association's Bylaws provides the Board of Directors with the authority to manage the affairs of the Association; and

WHEREAS Declaration of Covenants, Conditions and Restrictions, Article 2, Section 2.01 (k) provides the Board of Directors with the right to regulate parking on public streets in the property and on the community facilities through promulgation of rules and regulations; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions, Article 2, Section 2.01 (e) provides the Board of Directors with the right to assess monetary charges against members who are responsible for violations of the regulations of the Association; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions, Article 6, Section 6.07 provides the Board of Directors with the right to tow any non-complying vehicles at the vehicle owner's expense; and

WHEREAS, for the benefit and protection of all members, the Board of Directors deems it desirable to formally adopt a policy resolution to regulate parking and to establish a procedure for enforcement of the regulations of the Association which are consistent with principles of due process, the Association's governing documents and Virginia law.

We want to ensure the full use and enjoyment of our community by all residents. To accomplish this, we must AGREE on how we will share the resources of our community. Specifically, to better share our parking resources we need:

- **(A)wareness** that parking at Inlet Cove is a challenge for many residents and their guests;
- **(G)uidance** on ways we can all use and enjoy our parking resources;
- **(R)egulations** that address the use of parking resources;
- **(E)ncouragement** from management/community to adhere to parking regulations; and
- **(E)nforcement** to address violations of parking regulations.

If we all AGREE, we can begin with Awareness and finish with Enforcement to ensure parking is available to all our residents and their guests.

**Awareness** – We are establishing this resolution with consideration for residents who may not be aware of the existence or significance of parking challenges within our community.

**Parking Spaces**

- There are approximately 944 total parking spaces in our community for 256 family dwellings (this includes garage and driveway spaces)
  - There are approximately 814 garage and driveway parking spaces
  - There are approximately 130 common area parking spaces
- All homes have two dedicated garage spaces
- Many homes have additional driveway spaces
- Many of the single family homes near the front of our community (Courtland Homes) have driveways which have easements and require coordination and cooperation between neighbors to facilitate parking.
- Most of single family homes in the middle of our community (Ryan Homes) have relatively short driveways which are not suitable for parking.

**Parking Concern(s)**

- The most consistent resident concern is a neighbor who is not using their dedicated garage or driveway spaces for parking and is instead using common-area parking spaces for daily parking.

**Parking Impact(s)**

- Some parts of the community regularly experience limited or no parking
- Guests often walk a great distance when visiting residents

**Guidance** – We would like to make sure our residents know what they can do to reduce parking congestion and more effectively share precious parking resources. Here are some guidelines that will help improve our community's parking challenges.

- Always park in your garage and/or your driveway before parking in the common area.
- Park vehicles off-site when not used on a regular basis.
- Park temporary moving vehicles/trailers in the spaces near the club house overnight.
- Be considerate of your neighbors when you are using our shared resources

These are the guidelines to which we can hold ourselves accountable

**Regulations** – See Sections A through D below

**Encouragement** – As a courtesy, management will attempt to contact the resident to inform them of the violation and pending enforcement. Residents will not be contacted for violations that are designated as an 'immediate tow' and detailed in Section B below.

**Enforcement** – See Sections A through D below

NOW, THEREFORE, BE IT RESOLVED THAT:

The following Rules and Regulations are adopted.

**A. Illegal Vehicles Subject to Ticketing and Towing (Inlet Cove Homeowners Association Declaration of Covenants, Conditions and Restrictions, Article 6 Section 6.07)**

**1. The following vehicles are restricted from parking in common areas or visible locations in the community:**

- Commercial vehicles – This includes, but is not limited to passenger vehicles with a commercial logo, panel vans with or without a commercial logo, and cargo trucks with or without a commercial logo. This does not include vehicles involved in servicing or delivering to a resident.
- Commercial trucks
- Commercial buses
- Taxicabs
- Boats
- Trailers
- Campers
- Recreational vehicles
- Motor homes
- Disabled vehicles
- Vehicles without current registration plates, permits (i.e., inspection stickers), etc.
- Vehicles under repair or extraordinary maintenance

**2. Enforcement**

Vehicles being tagged for the first time must be moved or removed within 24 hours to avoid being towed from the property. All previously cited vehicles will be subject to immediate towing without notice. The 24-hour response time is designed to preclude the towing of vehicles such as moving, delivery, or service trucks and other similar vehicles making one-time deliveries. Commercial vehicles that are involved in delivering or servicing a residence will not be towed.

**B. Illegal Parking Subject to Immediate Towing**

**1. Parking is NOT allowed in the following locations:**

- On a sidewalk (The sidewalks of the community are the property of the HOA and are intended to be utilized for pedestrian traffic only.);
- In front of, or within ten (10) feet to either side of, a public or private driveway;
- Within an intersection;
- So as to block any easement, ingress or egress, driveway, or Common or Pipestem driveway;
- In front of watershed/storm water pond access gates;
- In designated No Parking Areas indicated with yellow curbs or signs on posts;
- Within fifteen (15) feet of a fire hydrant located on private or public property or within a fire lane;
- On a crosswalk;

- Within twenty (20) feet of a crosswalk at an intersection;
- Within thirty (30) feet upon the approach of any stop sign or traffic-control signal located at the side of a roadway;
- Any place where official signs prohibit parking;
- So as to prevent the use of curb ramps located on public property or on privately owned property open to the public.

**2. Parking must be:**

- In a designated parking space.
- In the direction of the flow of traffic.

**3. Enforcement**

Please note that vehicles illegally parked in designated No Parking areas, such as those designated with yellow curbs or “no parking” signs, and cars parked in such a way as to be a safety hazard, impede emergency vehicle access and pedestrian use of sidewalks, as well as all of those situations outlined in the in Section B.1 above, will be towed immediately without warning.

**C. Common Area Parking**

In the interest of promoting the best use of the limited parking spaces available in our community, vehicles should be parked in garages before using visitor parking, leaving visitor parking for its intended purpose. Coordination with neighbors in advance of gatherings in the home is strongly encouraged to ease the limited availability of parking. Just as important is the courteous accommodation of the neighbors to vacate visitor parking spaces or open driveways for additional temporary parking. Hopefully we will be able to collectively “self-regulate” common area parking through coordination and consideration. The only other viable option will be for the BOD to consider means of formally regulating visitor parking.

If a vehicle is parked in a common parking space for a prolonged period of time, it is subject to towing. Residents should report vehicles remaining in the common parking areas for longer than five (5) consecutive days by emailing the management company to provide their contact information and the location and license number of the offending vehicle. Once reported, that vehicle will be tagged and towed if not moved within 24 hours

Resident leased or rented moving vans or trailers may be parked at the clubhouse for a period of not more than 48 consecutive hours. Approval must be obtained from management not less than two (2) days in advance.

**D. Reporting Parking Violations and Further Information**

If you have questions, concerns, or wish to report an illegally parked vehicle, you may contact Management or any Board member. If you send an email, please put “Inlet Cove” in the subject line. Please give your name, address, and specific details (i.e., location of vehicle, the duration of the violation, etc.). It is not the intention of the Board of Directors to place undue hardship on fellow residents, but only to begin enforcement of the existing regulations so as to improve relations among residents.