

**WOODLAWN MEWS
REGULATORY RESOLUTION 2021-01
GUEST PARKING**

WHEREAS, Article VII, Section 1(a) of the Woodlawn Mews Homeowners Association Bylaws authorizes the Board of Directors to adopt and publish rules, regulations, and architectural and aesthetic guidelines governing the use, maintenance and replacement of the common area, lots, and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

WHEREAS, the Board of Directors believes that the Policy Summary in Resolution No, 2006-02, dated March 31, 2009, does not provide clear and concise guest parking rules and regulations;

WHEREAS, the Board of Directors believes it is in the best interest of the Association to promulgate rules and regulations implementing procedures for ensuring that guest parking spaces are used only by **guests**;

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors duly adopts the following Regulatory Resolution No. 2021-01, Guest Parking, which shall be binding upon all Lot owners and their family members, tenants and guests/visitors.

- 1) Guest parking towing hours are enforced from 10:00 p.m. to 6:00 a.m.;
- 2) Guest parking spaces are for use by guests/visitors only;
- 3) Use of guest parking spaces are limited to no more than 3 overnight stays
In a thirty (30) day period;
- 4) For a first-time violation of numbers 2) or 3) above, a notice will be sent to the lot owner as a reminder that a vehicle associated with the lot owner's guest parking tag has been parking in violation of the Association's Guest Parking Regulations.
- 5) A subsequent violation to either number 2) or 3) above is subject to towing of vehicle without further warning.
- 6) Any guests/visitors parked in a guest parking space must display a current guest parking tag with the guest parking tag number clearly visible.

- 7) Lot owners, their family members, tenants and guests/visitors (a) cannot use guest parking tags in “reserved” or unmarked spaces; and (b) hanging tags for reserved or unmarked spaces cannot be used in guest parking spaces.
- 8) Lot owners, their family members, tenants and guest/visitors, parking in violation to either number 6) or 7) above are subject to towing without warning;
- 9) All costs and damages incurred by the tow operation shall be the sole responsibility of the vehicle owner.

ENFORCEMENT

- A. Opportunity to be heard.** Before any action is taken against a lot owner, said lot owner shall be notified of a hearing before the Board of Directors. At this hearing, the lot owner may present evidence or argument on his or her behalf, or to bring a witness or witnesses to testify on his or her behalf, or to have an attorney present. If the lot owner elects to have an attorney present, written notification must be given to the Board of Directors through the property management company in sufficient time so that arrangements may be made to have the association’s attorney present.
- B. Suspension.** If any lot owner, or their family members, tenants and guests/visitors, persistently violate this Regulatory Resolution pertaining to guest parking, the Board of Directors may take appropriate action to address or prevent future violations from occurring by that party. Such action may include, without limitation a suspension of the lot owner’s right to attend or participate in future Association, Board or Committee meetings or functions for a reasonable time period; an assessment of Fifty Dollars (\$50.00) for a single offense or Ten Dollars (\$10.00) per day for a continuing offense or such greater amounts as may be authorized by the Virginia Property Owners Association Act; suspension of all parking privileges for a minimum of 30 days up to a maximum of 90 days, towing, appropriate legal action, if required; or any other actions authorized or permitted under Virginia law, the governing documents or Association Rules and Regulations.
- C. Costs.** Costs associated with removal of and re-installation of a lot owner’s reserved parking space due to changes in standing will become an assessment against that lot owner.
Currently the fee associated with removing and re-installing reserved parking spaces numbers is Fifty Dollars (\$50.00).

All other sections of the Woodlawn Mews governing documents remain in full force and effect.

The Board of Directors duly adopted this Amended and Revised Regulatory Resolution, 2021-01, on October 14, 2021.

This Amended and Revised resolution shall become effective. _____, 2021.

BY: Jean Vitalos
Jean Vitalos, President,
Woodlawn Mews Homeowners Association

WOODLAWN MEWS HOMEOWERS ASSOCIATION
RESOLUTION ACTION RECORD

Resolution Type: Regulatory

No. 2021-01

Pertaining to: Guest Parking

Duly adopted at a meeting of the Board of Directors held October 14, 2021.

Effective date of Resolution: November 15, 2021.

Motion by: Ray Labella Seconded by: Carlos Allen.

VOTE:

YES NO ABSTAIN ABSENT

Michael Ginn
Mike Ginn, Secretary

Elise Bender
Elise Bender, Vice President

Ray Labella
Ray Labella, Treasurer

Carlos Allen
Carlos Allen, Member-at-Large

Jean Vitalos
Jean Vitalos, President

ATTEST:

Michael Ginn
Mike Ginn, Secretary