

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

Policy Resolution No. 4

(Restated and Revised Rules and Regulation Relating to Vehicle Parking)

WHEREAS, Article 8, Section 8.3(a) of the Declaration of DOMINION STATION HOMEOWNERS ASSOCIATION, INC., authorizes the Board of Directors to adopt and publish rules and regulations governing the Association;

WHEREAS, there is a need to establish orderly and equitable rules and regulations regarding parking arrangements and the Board establishes the following parking policies; and

WHEREAS, the Loudoun County Zoning Ordinance requires two (2) parking spaces per unit, and specifically dictates at Section 5-1100 and Section 5-1000 that " garage and driveway parking spaces count towards required spaces, and

WHEREAS, Article 8, Section 8.2(p) states that no garage shall be converted with living space or altered or used for purposes which would prevent the intended use of the garage for the parking of vehicles; and

WHEREAS, the Board is granted the authority to rescind parking privileges in certain instances; and

WHEREAS, on July 14, 1993 Policy Resolution No. 4 pertaining to Vehicle Parking was duly enacted, and it is hereby, superceded and restated in whole and in part by this reenacted Resolution; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board adopts the following parking policies:

I. PARKING RIGHTS

Owner in good standing and their guests are entitled to use the two (2) assigned Common Area parking spaces for approved vehicles, or if garage units, the assigned number of Common Area spaces, if any, together with the right of ingress and egress upon that parking area. An approved vehicle shall include any conventional passenger vehicle, motorcycle, van, or truck as approved by the Board. All vehicles must have current state tags and current county sticker. Vehicles shall be parked so as not to obstruct the spaces for other vehicles or, as applicable, the sidewalks. Vehicles must be parked in a designated assigned parking space.

A. Parking rights may be rescinded by the Board for violations of the Association rules and regulations, to include covenant violations, and may be rescinded for delinquency in assessment payments in excess of sixty (60) days after a due process hearing is held before the Board of Directors.

B. The Dominion Station Homeowners Association, Inc. parking spaces are for the exclusive use of the Association's members, guests and Associations lessees, limited strictly to members of association.

1. All non-garage members will be assigned two individual spaces that are marked "RESERVED".

a. Parking or vehicle operation is not permitted in other than streets or designated parking spaces.

b. Driveway parking is specifically limited to two (2) motor vehicles. Vehicles parked in designated driveways that extend over the driveway apron, or which block the adjoining sidewalks are considered parking in violation of designated parking areas, and will be subject to enforcement action by the Association.

c. Designated fire lanes must remain open for access of emergency vehicles.

d. Access to the fire hydrants must remain unobstructed.

e. Traffic must not be obstructed by double-parked vehicles.

f. Vehicles on blocks or stands are a safety hazard.

g. All motor vehicles shall be driven only upon paved streets and parking lots. No motor vehicle shall be driven on trails or unpaved portions of Common Area, except such vehicles authorized by the Board of Directors as needed to maintain, repair or improve the Common Area

2. All Garage owners will be compelled to use their garage and driveways as their assigned spaces, pursuant to the Declaration and the Loudoun County Zoning Ordinance. Garage Owners are prohibited from parking their vehicles on their lots in any manner that blocks the adjacent sidewalk, or the driveway apron, and may not park any vehicle on the grass portions of their respective lots. Vehicle parking for garage units is limited to the designated driveways or garages, and limited to two (2) vehicles per driveway.

II. RESTRICTIONS- COMMON AREA

No commercial trucks, vans, trailers, campers, recreational vehicles, boats or other oversized/large vehicles may be parked in the Common Area parking area. Any vehicle licensed as a commercial vehicle under the laws of any state, or any vehicle without commercial licenses but which have signs, decals, lettering and/or three-dimensional equipment or appliance that indicate that the vehicle is conspicuously used for commercial purposes, including any vehicle identified as belonged to any federal, state or local government agency. No bus, trailer, freestanding camper, recreational vehicle, bicycle, boat, mobile homes, mopeds, motorized go-carts, ATV, dune buggies or trail bikes, and other such contrivances, or any of them, are prohibited from being kept, placed, stored, maintained, or operated upon any portion of the

Common Area. No truck that is longer than eighteen (18) feet or wider than eight (8) feet may be parked in the Common Area parking area.

A. All vehicles must display current registration and required permits to be kept upon the Common Area parking areas. No junk or derelict vehicle shall be parked on the Common Area parking area at any time. All approved 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 operation of the vehicle on public streets must be maintained at all times. No vehicle shall be parked with "For Sale" signs. All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, fluid leaks, appearance or otherwise.

B. Vehicles must be parked within the spaces provided and in such manner as not to obstruct other parking spaces. Any vehicle parked outside of the spaces provided, parking in such a manner that blocks one or more vehicles, parked such that it occupies more than one space, parked in a posted fire lane, or across or adjacent to a driveway entrance, or is parked without authority in a reserved parking space shall be subject to immediate towing WITHOUT NOTICE.

C. Visitor parking shall be in designated spaces only. Visitor parking is NOT intended for use by residents nor is it intended for long-term storage of any vehicle. For purposes of this resolution, residents are those persons in the household who intend to reside in Dominion Station for more than fourteen (14) days. Visitor parking spaces are for the exclusive use of Association members' guest on a first come first serve basis. Visitor vehicles may not be parked longer than seventy-two (72) hours in a space.

D. The parking of motorcycles is restricted to reserved spaces and unit driveways.

III. NO PARKING AREA

No parking areas are designated areas, which do not contain a designated space that is at minimum eight (8) feet by twenty-two (22) feet; no parking is permitted within thirty (30) feet of any entrance to a parking area. No Parking areas may be designated by the Board of Directors as required, due to hazardous conditions, or to comply with Loudoun County Fire code, or as needed or requested by the members.

IV. PARKING SPACES

No signs, initials, numbers, storage containers, or any other additions or alterations to parking spaces may be painted, displayed, or erected by any Owner without the prior written consent of the Board of Directors or its designee. This restriction does not apply to a uniform numbering system used by the Association. The cost to correct this violation will be charged to the Owner along with a charge for administration expenses.

A. General Exceptions

1. Any non-allowed vehicle as described in Section II, Restriction, above will be permitted to enter the community grounds for the purpose of normal maintenance and for the loading or unloading of personal articles. Under no circumstances, however, are these vehicles to remain in the community during hours of darkness.

2. Maintenance and/or delivery vehicles, including moving vans, are permitted - provided their services are performed in a normal and timely fashion and they are reasonably parked to as not to generally obstruct traffic or access of emergency vehicles. In no event, shall maintenance or other service vehicles remain on community property while not actively supporting or providing such service.

V. VIOLATIONS AND TOWING PROCEDURES

The Board of Directors authorizes the agent of Dominion Station to tow offending vehicles.

1. Violations of the motor vehicle restrictions may result in towing of the vehicle to a storage area/garage at the expense of the vehicle owner or operator. Violations include, but are not necessarily limited to:

2. Vehicles that are parked in designated fire lanes as described herein or otherwise generally obstructing traffic and/or access of emergency vehicles to any point within the community. This includes vehicles that are double-parked. **NO NOTICE NECESSARY PRIOR TO REMOVAL.**

3. Vehicles that are parked in other than designated parking spaces, or parked in designated "No Parking Area." **NO NOTICE NECESSARY PRIOR TO REMOVAL.**

4. Vehicles that are stored and/or abandoned.

Definition - vehicles are considered to be in a state of storage and/or abandonment if any of the following conditions exist:

(a.) Any vehicle (including motorcycles) which occupies any parking space for a period of seven (7) consecutive days. Token use or movement of vehicles does not affect the storage status.

(b.) Any vehicles not displaying valid vehicle license plates, decals, safety inspection stickers, etc., as may be required by the Commonwealth of Virginia, Loudoun County, or state of domicile.

5. Vehicles in a state of repair. Vehicles are not to be kept on block, jacks, jack stands, or other forms of lifts for more than 48 hours. **NO NOTICE NECESSARY PRIOR TO REMOVAL.**

6. Motorcycles parked in other than reserved parking spaces or their owner's backyard. NO NOTICE NECESSARY PRIOR TO REMOVAL.

7. Parked so as to prevent or impede access to adjacent parking spaces or parked so as to occupy more than one (1) parking space. NO NOTICE NECESSARY PRIOR TO REMOVAL.

8. Non-allowable, as described herein. NO NOTICE NECESSARY PRIOR TO REMOVAL.

9. Parked in reserved space(s) of other residents. Lot owners or lessees to whom the parking space is reserved may request the towing of the vehicle so parked, without notice. The lot owner or lessee requesting the tow must notify the agent that a tow is requested, and must be present at the site of the offending vehicle at the time the tow truck arrives. It is the responsibility of the resident to maintain markings clear of ice, snow, and leaves, or other obstructions, and to notify the Association in writing in the event the markings become faint or illegible due to normal wear. NO NOTICE IS NECESSARY PRIOR TO REMOVAL.

10. Vehicles of owners which are delinquent in dues and assessments to the association, and whom have had their parking privileges formally rescinded by the Board of Directors. NO NOTICE NECESSARY PRIOR TO REMOVAL AFTER COMPLIANCE WITH DECLARATION, ARTICLE II, SECTION 12.1(h) and (i) ACTION BY THE BOARD.

11. Visitor parking violations must be reported to Dominion Station HOA or its Agents via written notification. Dominion Station HOA or its Agents will provide reasonable notice to "tow" the offending vehicle(s) by 1) placing a "warning sticker to tow" on the vehicle or 2) sending written notification to the address of record. Such notice shall state that if the violation is not corrected within 48 hours of issuance, the Association through its Agents may have the offending vehicle towed. Any vehicle previously noticed for a violation of the same regulation, shall be subject to towing WITHOUT NOTICE for the second offense of the same regulation.

VI. RESPONSIBILITY


Nothing in this Resolution shall be construed to hold the Association or the Board responsible for damage to vehicles or loss of property from vehicles parked on or towed from the Common Elements.

A. This Resolution is intended to serve as a protection to Members to ensure that their rights are protected and to serve as a guideline for the Board as it carries out its duties to enforce the Regulations. The Board may determine the specific manner in which the provisions of this Resolution are to be implemented, provided that due process is afforded. Any inadvertent omission or failure to conduct any proceeding in the exact conformity with this Resolution shall not invalidate the results of such proceeding, so long as a prudent and reasonable attempt has been made to ensure due process according to the general steps set forth in this Resolution.

B. Notwithstanding any provision of this Resolution, the Association may initiate legal action at any time, and all legal fees and costs shall be assessed and attributed to the lot owner responsible for the offense. Lot owners shall be responsible for the offenses of their tenants and their guests.

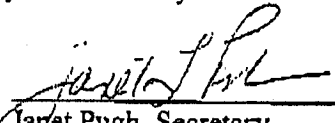
C. This Resolution shall supersede and replace any prior Resolutions or Rules and Regulations adopted that conflict with the terms of this Resolution.

DOMINION STATION HOMEOWNERS
ASSOCIATION, INC.

By: 
Craig Bryson, President
Board of Directors

I hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Board of Directors of Dominion Station Homeowners Association, Inc., this 24 day of October, 2006.

This Resolution will become effective 30 days from the day attested hereto.


Janet Pugh, Secretary
Board of Directors


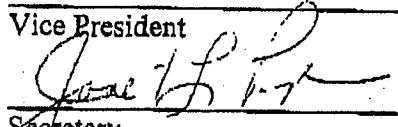
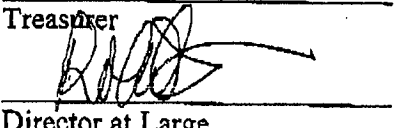
**DOMINION STATION HOMEOWNERS ASSOCIATION, INC.
RESOLUTION ACTION SHEET**

Resolution Type: Policy

Pertaining To: Pertaining to Vehicle Parking

Duly adopted at a meeting of the Board of Directors held on _____

Motion by: _____ Seconded by: _____

	YES	NO	VOTE:	
			ABSTAIN	ABSENT
 President	X			
Vice President				
 Secretary	X			
Treasurer				
 Director at Large	X			

ATTEST:

Vice President

File: _____

Book of Minutes: 2006

Book of Resolutions:

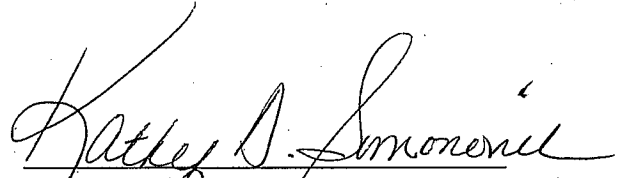
	Book No.	Page No.
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: _____, 2006

Resolution expires: N/A

CERTIFICATE OF MAILING AND DISTRIBUTION

I hereby certify that the foregoing Administrative Resolution No. 4 (Rules and Regulations Relating to Vehicle Parking) of Dominion Station Homeowners Association, Inc., was duly mailed, regular first-class mail, to the Lot Owners of record on this 28 day of November, 2006.


Kathy A. Simonovich