

Note: This resolution was approved by the Board of Directors on 26 Feb, 2004 and became effective on 1 Apr, 2004.

CARRIAGE LAWN AT BARKLEY HOMEOWNERS ASSOCIATION, INC.

REGULATORY RESOLUTION NO.

Parking Regulations

WHEREAS, Article IV, Section 3(f) of the Declaration of Covenants, Conditions and Restrictions for Carriage Lawn at Barkley ("Declaration") provides the Association the right to regulate the use of the Common Area for the benefit of Members;

WHEREAS, Article III, Section 3.c.(2) and Article VI, Section 1.h. of the Declaration provides that the Board of Directors shall have the authority to establish rules for the use of the Property, and that the use and storage of all vehicles upon the Common Area and Lots or upon any street, public or private, adjacent thereto shall be subject to rules promulgated by the Board of Directors;

WHEREAS, Section 55-513 of the Virginia Property Owners' Association Act, as amended, allows the Association, after notice and an opportunity for a hearing, to suspend a lot owner's right to use facilities or services for nonpayment of assessments and to assess charges against any member for violations of the Declaration or Rules and Regulations for which the member or his family members, tenants, guests or other invitees are responsible;

WHEREAS the Board of Directors has determined that it is necessary to enact uniform parking rules.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board duly adopts the following parking policy:

1. Parking in and on the areas designated for parking at Carriage Lawn at Barkley shall be restricted to validly licensed and operable vehicles owned or operated by owners/residents and/or their guests. Validly licensed vehicles must have current license plates and tags, current registration stickers, and current inspection stickers.
2. Any vehicles parked in the fire lanes, and/or blocking the right of passage in the streets or on the sidewalks will be towed at the owner's risk and expense.
3. Visitor spaces are reserved only for the short-term use of non-resident guests of lot owners or residents. Anyone who resides at Carriage Lawn at Barkley is not considered a "visitor" or a "guest," and may not use visitor spaces for general parking. Visitors may park in a visitor parking space for no more than five (5) consecutive days, unless there is written Board approval for a longer period of time. Any resident whose vehicle is parked in a visitor space, if reported, shall be towed at vehicle owner's risk and expense.
4. Only operational vehicles may be parked in the parking spaces. No derelict or disabled vehicles or recreational vehicles shall be parked in the parking spaces or anywhere on the

property within public view. No vehicle repairs may be conducted on any portion of the Association's common area (which includes the parking areas).

5. Commercial vehicles owned by members of the Association and/or their tenants shall not be parked in the parking spaces or anywhere on the property within public view. A commercial vehicle is defined as: any vehicle with a gross vehicle weight rating in excess of ten thousand one hundred (10,100) pounds or more; any vehicle designed to transport sixteen (16) or more passengers including the driver; any vehicle used in the transportation of hazardous materials; any vehicle, regardless of capacity, which displays advertising lettering thereon, or which is licensed as a "for hire" vehicle; or any vehicle, regardless of capacity, which is used for commercial or profit-making purposes.
6. Recreational Vehicles, including boats and boat trailers, shall not be parked in the parking spaces or anywhere on the property within public view. If a truck-mounted camper is to be an Owner's primary means of transportation, it shall not be considered a recreational vehicle, providing it meets the following conditions: (i) the vehicle is moved on a daily basis; (ii) it is parked within a garage or driveway; and (iii) if the camper is removed, it shall be stored in an area screened from all surrounding property.
7. The parking spaces shall not be used as storage for vehicles. If a vehicle has not been moved from an assigned space for a period of more than fifteen consecutive (15) days, it shall be subject to towing at the owner's risk and expense.
8. Vehicles must be parked only within the lines drawn to designate spaces and in the direction and flow of traffic, on the paved area and with due regard for other residents.
9. The foregoing parking regulations become effective on the first day of April 2004 and supersede any previous regulations. Owners of vehicles not complying with these regulations in any respect after this date can be assessed rules violation charges or parking privileges may be suspended after notice and hearing, and/or the vehicle in violation may be immediately towed or booted at the owner's risk and expense.