

RIDGETOP COMMONS HOMEOWNERS ASSOCIATION, INC.
POLICY RESOLUTION No. 2004-01
(Pertaining to Parking and Towing of Vehicles)

WHEREAS, Article VII, Section 1 of the By Laws and Article II of the Declaration grant the Association the right to adopt, publish and enforce rules and regulations governing the use of the Common Areas;

WHEREAS, Article 55-513 of the Virginia Code grants the Board of Directors the power to establish, adopt and enforce rules and regulations with respect to the use of the Common areas and with respect to such other areas of responsibility assigned to the Association;

WHEREAS, Article IV of the Articles of Incorporation, Article IV of the Bylaws, and Article II of the Declaration grant the Board of Directors the right to manage the affairs of the Association;

WHEREAS, Article V of the Declaration grants the Board the authority to tow improperly parked vehicles after 48 hours' notice;

IT IS THEREFORE RESOLVED that the following Policy is adopted by the Board of Directors of Ridgetop Commons Homeowners Association, Inc. to govern Parking and Towing of Vehicles.

PARKING - GENERAL

This Policy is adopted for the benefit, comfort and convenience of all residents and visitors in the community and is intended to provide fair and adequate parking for all residents and visitors of Ridgetop Commons Homeowners Association, Inc.

All parking spaces on the Common Areas of the community are "open" (un-marked and un-reserved) and are intended for use by the guests of Ridgetop Commons and residents of homes without garages on a first-come first-served basis, subject to restrictions that are defined elsewhere in this Resolution.

Residents of Ridgetop Commons homes with garages are expected to use their garages and driveways for parking their own vehicles. Use of one's garage for any other purpose than parking or storage of vehicles does not entitle residents to park their vehicle(s) in the Common Area spaces.

Parking is permitted only in designated paved and marked areas; no parking is allowed on the Common Areas of the Association, including the grass.

Parking is not permitted in the driving lanes or fire lanes anywhere in the community, including on Glade Meadow Drive, Log Ridge Drive, Timber Log Way, and Timber Meadow Drive. Parking is not permitted anywhere in the community in such a way that emergency vehicle ingress or egress is thereby impeded.

All vehicles that are parked in the community must be currently and properly licensed and tagged or they will be considered inoperable and subject to towing.

No commercial, industrial or recreational vehicle (including boats) may be parked on the Property without the written consent of the Board of Directors.

No motorized vehicle may be used or maintained on the yards or sidewalks of any Lot or Common Area.

No unlicensed vehicles are allowed on the Property.

No repairs or extraordinary maintenance of automobiles or other vehicles may be carried out on any of the Lots or Common Areas. In the event that any repairs are performed in the community that result in leakage of fluid or other damage to the Common Areas, the Board of Directors may, in its discretion, and pursuant to appropriate notice, charge back the cost of restoring the Common Area to the responsible owner.

No storage of vehicles is permitted in the community. Vehicles that are parked in the Common Area spaces must be moved on a regular basis so as to afford everyone access to them.

TOWING

All towing is at the vehicle owner's expense.

Any vehicle that is parked in such a way that emergency vehicle ingress or egress appears to be impeded is subject to immediate towing without notice; any vehicle that is parked in a fire lane is subject to immediate towing without notice.

Any vehicle that is parked in violation of this Policy but which does not appear to threaten the safety of the residents, their homes or the Common Area, is subject to 48 hours' notice before being towed, except in the case of vehicles that have received prior notice for the same violation, which are subject to towing without further notice.

Any charges that are incurred by the Association in removing a vehicle that is in violation of this Policy may be assessed against the Homeowner Association account of the owner of the home with which the vehicle is affiliated.

Neither the Association, the Board of Directors, the Management Agent, nor the Management Company will be responsible for vehicles that are towed pursuant to this Policy.

Resolution #2004-1 regarding Parking & Towing was adopted by the Board of Directors of Ridgetop Commons HOA and signed by the Board President at a regular Board of Directors meeting that was held on Thursday, June 24, 2004.