

**BROADLANDS ASSOCIATION, INC.
POLICY RESOLUTION**

Vehicle and Parking Regulations and Enforcement Policy

WHEREAS, Article 3, Section 3.4 and Article 8, Section 8.3 of the Declaration for Broadlands (hereinafter “Declaration” and “Association” respectively) grant the Board of Directors (“Board”) the power to adopt, amend and publish rules and regulations governing the use of the Property and the conduct of the Association members and their guest therein; and

WHEREAS, Article 5, Section 5.9 (a) of the Declaration authorizes the Board of Directors to designate certain portions of the Common Area as Reserved Common Area and Article 7, Section 7.6 (a) authorizes the Board to assign parking spaces as Reserved Common Area; and

WHEREAS, Article 7, Section 7.6 and Article 8 Section 8.2 (n) of the Declaration regulates parking and vehicles on Common Areas, Private Streets, Roadways and Lots; and

WHEREAS, Section 55.1-1828 of the Virginia Property Owners’ Association Act (Chapter 26 of the Code Of Virginia, the “Act”) charges all Lot owners and their tenants, guests and invitees with compliance with the Declaration, Bylaws, Rules and Regulations (the “Governing Documents”) of the Association as amended; and

WHEREAS, Section 55.1-1819 B. of the Act, Article 9, Section 9.1 (b) (3), and Article 11, Section 11.1 of the Declaration provide the Association, acting through the Board or its designee, with the power to assess charges against Lot owners for violations of the Governing Documents, for which the Lot owner or his family members, tenants, guest, or other invitees are responsible; and

WHEREAS, Section 55.1-1819 B. of the Act and Article 11, Section 11.1 (h) of the Declaration further provide that certain procedures must be followed before such charges may be assessed; and

WHEREAS, Section 55.1-1819 B. of the Act and Article 12, Section 11.1 (d) of the Declaration provide the Association, acting through the Board or its designee with the power to “enter the portion of the Property (excluding any occupied dwelling) on which, or as to which, such violation or breach exists and summarily to abate and remove, at the expense of the defaulting Owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions of the Association Documents or the Rules and Regulations”; and

WHEREAS, it is the intent of the Board to enforce the Governing Documents for the benefit and protection of the Association’s Lot Owners and residents by establishing procedures that ensure due process and consistency of enforcement.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board, by the Act, the Governing Documents, and this Resolution establishes the following rules, regulations and enforcement procedures with regard to parking.

I. Restrictions on the Parking and Storage of Vehicles

A. General These restrictions on the parking and storage of vehicles are applicable to Common Areas, Common Area parking lots and spaces, Lots, Private Streets, and Roadways.

1. No recreational vehicle may be parked or stored in open view of residential property, residential streets or open space or other Common Area. "Recreational vehicle" is defined as follows:

- Any boat or boat trailer, canoe, jon-boat, paddleboat, jet skis, sailboat, catamarans, rafts or inflatables and the like.
- Any motor home or other self-contained camper.
- Any camper slip-ons where the camper back are 12 inches or higher than the roofline of the cab of the truck.
- Any mobile home, any trailer or fifth-wheel trailer.
- Any pop-up camper/tent, trailer or other similar recreation-oriented portable or transportable facility or conveyance.
- Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies, golf carts, or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.

As a convenience to Broadlands homeowners, owners may request temporary vehicle storage at owner's residence or at a specified Common Area Parking Lot, for not more than 48 hours to facilitate preparation or unloading of the recreational vehicle or trailer. Vehicles must be legally parked and conform to all other conditions of the Broadlands Parking Resolution. Permission to park the vehicle must be requested in advance. The total number of days any homeowner may utilize this waiver may not exceed twenty-four days in a calendar year or four days in a single calendar month.

Notwithstanding the immediately preceding paragraph, the following vehicles shall be treated in the same manner as recreational vehicles:

a. Any vehicle that is defined in a State Code or County Ordinance as commercial, except that a normal passenger vehicle used for commercial purposes but not modified for commercial purposes may be permitted. For example, passenger vehicles, pick-up trucks, or passenger vans used for commercial purposes and having the name of the business written on the front doors in an area not exceeding two square feet may be permitted. Any vehicle described above having exterior racks, compartments or the like will not be permitted.

b. Any private or public school, church, or activity bus.

- c. Motorized vehicles, other than Association owned and operated vehicles or Association approved contractor vehicles, are not permitted on the trails and Common Areas within the community.
 - d. Non-motorized trailers, including any tagalong or fifth-wheel/gooseneck, utility trailers, or campers.
2. Junk or derelict vehicles may not be parked or kept upon any portion of the Common Area or on any portion of a Lot Visible from Neighboring Property (as defined in Article 1, Section 1.1 (38) of the Declaration. A vehicle shall be deemed to be a junk or derelict vehicle, if it does not display valid state license/registration or inspection sticker or if it is missing any necessary parts, such as, but not limited to, tires (flat or inflated), wheels, engines, door, truck, hood, wrecked or smashed body parts, etc. that are necessary for the operation of the vehicle on public or private Streets.
 3. All vehicles must conform to Commonwealth of Virginia and Loudoun County codes, ordinances, and statutes. All vehicles must bear current front and rear license plates, registrations, stickers, and certifications as required by the Commonwealth of Virginia and Loudoun County.
 4. No vehicle shall be parked in such a manner or in any area that obstructs the safe, free-flow of moving vehicular traffic or obstructs the movements of other vehicles or pedestrians into or out of parking.
 5. No vehicle shall be parked in violation of any posted sign.
 6. All vehicles shall be parked wholly within space lines, as applicable.
 7. No vehicle shall be fully or partially parked on any grassy or landscaped area.
 8. No vehicle shall be parked on, blocking, or across any area, including public sidewalks and handicapped ramps, so as to obstruct pedestrian use and access.
 9. Vehicles may not be parked with any type of "For Sale" sign displayed on the vehicle on any Private Streets, Roadways or Common Area.
 10. Vehicles may not be parked within 10 feet on either side of a mailbox or be parked, placed, kept, or stored in a manner that impedes the access of a USPS postal carrier.
 11. No vehicle may be parked in a manner which blocks any portion of a sidewalk.
 12. No vehicle may be parked in a fire lane.
 13. No vehicle may be parked within 20 feet from the intersection of curb lines or, if none, then within 15 feet of the intersection.
 14. Vehicles may not be parked so as to block ingress or egress to a driveway.
 15. Dumpsters, pods, storage containers, and rollofs should not be parked on streets or in Common Area parking spaces. They may be parked in driveways provided they do not impede sidewalk access for a period not to exceed ten days. If needed for longer than ten calendar days, written permission from the Association must be granted in advance.
 16. Vehicle maintenance is prohibited on all Private Streets, Roadways, Common Areas, and Common Area parking spaces.
 17. Major repairs or maintenance of vehicles in the Association is prohibited. Minor repairs such as changing oil, repairing flat tires, or recharging dead batteries are permitted.
 18. Minor repairs, maintenance, or painting of vehicles that occurs in the owners' driveway must be completed within 48 hours. One vehicle per Lot per calendar month is permitted to be repaired, maintained, or painted. If needed for longer than 48 hours per calendar month, written permission from the Association must be obtained.

19. The dumping, disposal, or leak of oil or particles from holding tanks of any vehicle is not permitted within the Association. Fluids must be properly disposed of in compliance with Loudoun County Guidelines for Household Hazardous Waste.
20. Vehicle repairs must conform to Loudoun County Noise Ordinance 654.02 Excessive Sound in Residential Areas and Dwellings.
21. No vehicle may be left unattended in a hazardous condition, including, but not limited to, vehicles on jacks, ramps, lifts, or blocks.
22. No vehicle may occupy any unassigned Common Area parking space for a period of more than 14 continuous days.
23. No signs, initials, numbers, or any additions or alterations to parking spaces may be painted, displayed, or erected.
24. Only duly registered vehicles may be parked in Common Area parking lots and spaces. Storage containers, bicycles, scooters, and other personal items may not be stored in Common Area parking lots and spaces.
25. Vehicles may not be partially or fully parked or stored on residential lawns, yards, pipe stems, or general turf areas.
26. A vehicle is subject to towing if a vehicle's security system interferes with the right of quiet enjoyment of the community for more than fifteen uninterrupted minutes.
27. Owners are expected to use garages and driveways for vehicle parking. On Lots with a garage and driveway, a maximum of two vehicles per unit may be parked in Common Area parking lots and spaces.

All residents and visitors shall observe and abide by these Parking Regulations and those of State and Loudoun County authorities. Vehicles parked in violation of any such regulations may be towed at the owner's sole risk and expense.

The Board of Directors may from time to time, as circumstances dictate, designate certain Private Streets and Roadways as Snow Emergency Routes and temporarily prohibit parking thereon.

The Board of Directors may, from time to time, restrict parking on certain Private Streets and Roadways or at specific locations on such Streets and Roadways as needs arise and situations dictate.

II. Enforcement

A. General These Rules and Regulations will be enforced in a uniform and consistent manner.

1. Scope of Enforcement

a. Public Roadways (Virginia Department of Transportation maintained public roadways). Any motor vehicle, trailer, semi-trailer, camper, boat, truck, personal van, recreational vehicle, or other vehicle of any description that is parked in violation of the applicable state and local laws or in violation of these Regulations outlined in Section I, (Restrictions on Parking and Storage of Vehicles) shall be deemed to be parked without permission of the Association and subject to ticketing, towing or other enforcement as provided by applicable State and County law and the Enforcement Procedures of this Resolution.

b. Private Roadways (Private Roads and Parking Lots maintained by Broadlands Association, Inc.). Any vehicle parked on Private Roadways and Parking Lots maintained by Broadlands Association, Inc. which do not conform to Section I of this Resolution may be issued a Violation Notice by Loudoun County authorities or the Association. If the Violation is not remedied within the time allowed after issuance of the Violation Notice the vehicle may be towed at the sole expense and liability of the owner or owners of the offending vehicle.

c. Fire Lanes and Sidewalks Any vehicle parked in a fire lane, or which blocks the sidewalk adjacent to a private street or parking lot or within fifteen feet of a fire hydrant may be towed without warning because of safety concerns. A vehicle will be considered to have been parked in a fire lane when any portion of the vehicle overhangs or blocks any portion of a fire lane. A vehicle will be considered to be blocking a sidewalk when any portion of the vehicle overhangs or blocks any portion of a sidewalk.

2. Enforcement Procedures

a. Any vehicle parked in a fire lane or which blocks the sidewalk or ramp or obstructs the free flow of traffic may be towed **without warning** because of safety concerns. For all other violations, see paragraphs b and c below.

b. Any Lot Owner, tenant, managing agent, employee, Board or Committee member may request the Association to take action for any violation of this Resolution and to enforce the Governing Documents. For any violation not covered in subparagraph 2a above, upon receipt of such request and verification of the violation the Association will prepare a Violation Notice and place the appropriate copy on the offending vehicle with a copy filed with the Association's records. The Violation Notice will also contain the date that a Towing Warning Notice will be placed on the vehicle if the violation is not cured within the time limit specified on the Violation Notice.

c. Not less than 5 days from the date of issuance of the Violation Notice, referenced in subparagraph 2b above, a Towing Warning Notice similar to Exhibit "B" attached hereto will be placed on the vehicle. Such Towing Warning Notice will state a specific date that the vehicle will be towed, which will be no less than 72 hours from the time the Towing Warning Notice is issued.

3. Required Signage Concerning Towing

At appropriate and prominent locations throughout the Property, the Association shall post signs that comply with the requirements of State Law and any applicable Loudoun County Code concerning the towing of vehicles.

4. Records

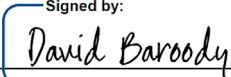
The Board, Committee, or the Management Agent shall keep copies of all Violation and Towing Notices issued and any other information concerning vehicle violations in the Lot Owner's file (if known) or in a separate file on vehicle violations.

5. Other Remedies

This Resolution shall not prevent the Association from exercising any other remedies authorized or available under the Act, the Governing Documents, or by law, and shall not constitute an election of remedies.

This Resolution was adopted by the Board of Directors on September 10, 2024 and shall be effective as of November 1, 2024.

Broadlands Association, Inc.

By:  _____
David Baroody, President