

# BROADLANDS

## Article 8, section 8.2 (n) Vehicles

Vehicles. Except in connection with construction activities, no commercial vehicles, trailers, campers, recreational vehicles, boats or other large vehicles, including grounds maintenance equipment, may be parked in any portion of the Common Area or any portion of a Lot visible from the Common Area or another Lot or any public right of way within or adjacent to the Property, unless expressly permitted by the Board of Directors and only in such parking areas or for such time periods (if any) as may be designated for such purpose. Parking of all such vehicles and related equipment, other than on a Temporary and non-recurring basis, shall be in garages or screened enclosures approved by the Covenants Committee or in areas designated by the Board of Directors. The Board of Directors shall establish reasonable regulations permitting the parking of commercial vehicles on Nonresidential Lots to the extent necessary to conduct the applicable commercial activities on such Lots. Grounds maintenance equipment may be stored and maintained on the Property with the prior written approval of the Board of Directors. No junk or derelict vehicle or other vehicle on which current registration plates and current county and state inspection permits are not displayed shall be kept upon any portion of the Common Area or any portion of a Lot visible from the Common Area or another Lot. All motor vehicles, including but not limited to trail bikes, motorcycles, dune buggies, and snowmobiles, shall be driven only upon paved streets and parking lots. No motor vehicles shall be driven on Community Trails, pathways or unpaved portions of Common Area, except such vehicles as are authorized by the Board of Directors as needed to maintain, repair, or improve the Common Area. This prohibition shall not apply to normal vehicular use of designated streets and lanes constructed on Common Area.

## 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, 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, 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 or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.

As a convenience to Broadlands homeowners, recreational vehicles may be parked at the owner's residence or, with Board or Management's permission, at a specified Common Area Parking Lot, for no more than 48 hours to facilitate preparation or unloading of the recreational vehicle. Vehicles must be legally parked and conform to all other conditions of the Broadlands Parking Resolution. Permission to park the vehicle must be requested from Management 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.

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 not exceeding ½ ton, 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 or church bus.

c. Motorized vehicles, other than Association owned and operated vehicles, are not permitted on the trails and Common Areas within the community.

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 statues. All vehicles must bear current license plates, registrations, sticker 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 spaces on Public Streets, or Private Roads.
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 parked on any grassy or landscaped area.
8. No vehicle shall be parked on or across any area, including public sidewalks, 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.
11. No vehicle may be parked in a manner which blocks any portion of a sidewalk on a Private Street.
12. No vehicle may be parked in a fire lane.

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.