



**KINGSTOWNE RESIDENTIAL OWNERS CORPORATION**

**POLICY RESOLUTION NO. 12  
Parking of Vehicles**

The Board of Trustees has determined that it is in the best interest of KROC to generally restate the policy related to the parking of vehicles within Kingstowne.

**I. GENERAL STATEMENT ABOUT THE PARKING POLICY**

The provisions of this Resolution apply to vehicles parked within driveways on residential lots, in parking facilities serving amenities of KROC, in parking facilities serving neighborhoods, and the curb-side areas of private streets owned by KROC.

This Resolution also applies to the parking facilities within apartment complexes and condominiums within Kingstowne; however, the owners and Boards of those properties may adopt and enforce rules for parking that are more specific and/or restrictive.

**II. RULES**

- A.** All parking areas within facilities or streets owned by KROC are reserved for the sole use of the residents and their invited guests.
- B.** Vehicles must not be parked in prohibited parking areas indicated by signs and/or yellow marked curbs and pavement.
- C.** Vehicles must be parked within designated parking spaces and must be parked fully and properly within surface markings or private driveways.
- D.** Vehicles must not be parked in any manner that causes the vehicle to occupy more than one parking space or extend beyond the parking space into an area where it can impede moving vehicles or pedestrians walking on a sidewalk.
- E.** Vehicles must not be parked in any fashion which blocks a parking space or another vehicle.
- F.** Parking is prohibited on any unpaved surfaces including the grass of the common areas and individual lots.
- G.** In any neighborhood where a residential neighborhood reserved parking space assignment plan has been adopted, no resident or guest may park a vehicle in an assigned parking space without the consent of the resident to whom the space has been assigned. Vehicles parked without such consent are subject to immediate towing by the resident to whom the space has been assigned.

- H. Vehicles must not be parked or stored unattended in a hazardous condition, including, but not limited to, vehicles left on jacks or blocks.
- I. Major repairs of any kind or minor service to vehicles, if there is any risk of leakage on the pavement of any fluid other than water, are prohibited on Association owned streets and parking spaces.
- J. No sign, initials, numbers, or other additions or alterations to parking spaces may be painted, displayed, or erected by anyone without prior written approval from the Board of Trustees or its designees.
- K. No vehicle other than a vehicle designated by the Commonwealth of Virginia as operated by or for a handicapped person as provided may be parked in any space reserved for handicapped parking.
- L. The placement of a cover on a vehicle otherwise in violation shall not abate the violation.

### **III. PROHIBITED VEHICLES**

- A. The types of vehicle described in this section may not be parked anywhere within a privately owned driveway or parking facility/private street of KROC, except in areas, if any, designated for such purpose by the Board of Trustees, owner of an apartment complex, or the Board of Directors of a condominium association.
- B. Prohibited vehicles include:
  1. Any boat, boat trailer, or other type of trailer whatsoever;
  2. Any motor home or self-contained camper;
  3. Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck;
  4. Any mobile home, trailer or fifth wheel vehicle;
  5. Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance;
  6. Any other vehicle which is not normally used for daily transportation on public roads, including dune buggies, all-terrain vehicles, or other automotive equipment not licensed for use by passengers on the highways of Virginia;
  7. Any vehicle with commercial signs, advertising, or visible commercial equipment, except that such vehicles may be temporarily parked in the case of a vendor or contractor providing commercial services to KROC or a resident, provided such vehicles are not parked between 9 pm to 7 am.

8. Any buses or common carriers; and
  9. Any oversized trucks and/or vans higher than 8 feet, longer than 21 feet, or wider than 8 feet.
- C. All applicable Fairfax County and Commonwealth of Virginia codes, ordinances, and statutes are incorporated into this Resolution; therefore, all vehicles parked within the parking facilities/private streets of KROC must bear current license plates, registrations, stickers and certifications as required by Fairfax County and the Commonwealth of Virginia and must be parked in accord the requirements of the Fairfax County Ordinance and the Virginia Code. KROC has granted the Police Department of Fairfax County with the authority to enforce all such requirements.
  - D. Certain neighborhoods have parking spaces that are marked for use by “visitors” or “guests” and are intended for short-term use by non-residents of the neighborhood. They are not intended for use by residents of the neighborhood.
  - E. No vehicle shall be left unmoved or unattended in an unassigned parking space within a parking facility/private street of KROC. Vehicles are considered unattended if left for fifteen (15) days without moving spaces or moving by at least 300 feet. Unattended vehicles will be subject to towing, at the owner’s expense, on the sixteenth (16) day from being issued a citation, which will be placed on the vehicle.
  - F. No inoperable vehicle shall be parked for 4 consecutive 24 hour periods or more. An inoperable vehicle is a vehicle missing any essential parts, such as, but not limited to, tires, wheels, engine, brakes, windows, lights and lenses, exhaust system or has parts that are broken, but are necessary for legal operation of the vehicle on public streets. This is supported by
  - G. All vehicles must be kept in proper operating condition so as not to be a hazard to the environment or pose an unsafe condition to others.
  - H. No vehicle shall be parked with “For Sale” signs except for those attached to the interiors of not more than two side windows.
  - I. These are the standards for vehicle covers:
    1. Covers must be designed for use on the intended covered vehicle to ensure an appropriate fit and neat appearance.
    2. Covers shall be a solid, neutral color.
    3. Fitted vehicle covers are permitted on any routine, passenger vehicle. Exclusions include (but not limited to) recreation vehicles, trailers, stretch limos and buses. (See Appendix F of the Design and Community Maintenance Standards).

4. Motorcycle covers must follow the same standards. The use of a pre-manufactured product, which is earth tone in color, is required.
5. All vehicle covers must be maintained in good condition.
6. Tarps and/or sheets of plastic or cloth are not permitted.

#### **IV. RESIDENTIAL NEIGHBORHOOD PARKING PLANS**

- A. Designated parking spaces within a residential neighborhood may be assigned for the exclusive use of residents within that neighborhood subject to the provisions of this article.
- B. Owners representing at least fifty-one percent (51%) of the dwelling units within a neighborhood (under a one vote per lot count) must provide written consent for a specific plan adopted by the Neighborhood Advisory Board (“NAB”). Upon the obtainment of such consent, the NAB shall present the plan to the Board of Trustees for review and decision.
- C. Approval by the Board of Trustees of a proposed parking plan with assignment of parking spaces shall not imply a transfer of ownership of the parking areas, which shall remain under the ownership of KROC; however, upon the conveyance of the subject lot from a selling owner to purchaser, the parking space or spaces assigned to the subject lot shall remain in force and effect unless the plan is amended or rescinded by the Board of Trustees.
- D. Any proposal for a parking plan submitted by a NAB to the Board of Trustees must provide for a reasonably equitable accommodation of parking spaces among owners within that neighborhood, and must include:
  1. A narrative describing the general intent and major features of the proposed plan;
  2. A site plan or site plan schematic indicating all lots and parking spaces, including a numbered identification of each parking space and proposed designated use;
  3. An itemization of all painting, signage or other materials required to implement the proposed plan;
  4. A complete description of all provisions that the NAB expects KROC to enforce; and
  5. The document(s) bearing the signatures of owners representing at least fifty-one percent (51%) of the dwelling units in the neighborhood or a certification from the NAB to this effect.
- E. Any and all aspects of any proposed parking plan must comply with this Resolution.

- F.** Each reserved parking space, including any spaces specifically reserved for guests, must be visibly identified as such.
- G.** When reviewing any request for approval of a neighborhood parking plan, the Board of Trustees reserves the right to approve the plan with additional conditions or requirements that may be necessary for legal or other reasons.
- H.** Thirty (30) days' notice must be given to owners and residents within a Kingstowne residential neighborhood before implementation of a reserved parking space assignment plan.

**V. ENFORCEMENT**

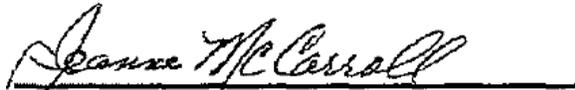
- A.** The intent of the Board of Trustees is to promote a neighborly spirit and an honor code of compliance on the part of residents.
- B.** Any person anticipating a temporary parking problem, regardless of duration, should contact the staff of KROC at the business office in advance in order to discuss possible options.
- C.** Enforcement of this Resolution is primarily implemented on a complaint-driven basis. The staff of KROC will respond to credible, detailed, and verifiable complaints submitted by mail, phone, email, or in person. Anonymous complaints will not be accepted; however, the names of residents who submit a complaint shall remain confidential for the duration of the investigation of the complaint. The staff shall have the authority to exercise its reasonable discretion in the investigation of complaints and the enforcement of this Resolution. It is the experience of the staff that residents often do not know the rules and will comply upon explanation and request. On occasion, the staff may request the active cooperation of the complainant, the Neighborhood Advisory Board of a neighborhood, or a Committee of the Board of Trustees in order to proceed with the investigation of a complaint or enforcement if necessitated by the nature of the complaint and the alleged violation.
- D.** Most of the enforcement of this Resolution will be carried out under the procedures set forth in Policy Resolution 14; however, in order to protect the safety of the community, the staff is fully authorized under this Resolution to request the assistance of the Police Department and/or to authorize the immediate towing of vehicles under those circumstances when a vehicle is parked in a manner that creates risks to the safety of others. Those circumstances include but are not limited to:
  - 1.** Any vehicle parked in a designated fire lane;
  - 2.** Any vehicle parked so as to block another vehicle;
  - 3.** Any vehicle parked in a "No Parking" area; or

- 4. Any vehicle parked in a portion of the common area not authorized or designated for parking;
- E. Nothing herein precludes a resident with an assigned parking space from initiating a towing when the resident finds an unauthorized vehicle parked in his or her assigned parking space.
- F. The Police Department of Fairfax County may tow vehicles under its own independent authority. Residents who witness violations of this Resolution that occur on weekends, night-times or other times when the Business Office is closed may contact the Police Department on their non-emergency line, inquire about the jurisdiction of the Police Department, and, assuming that the inquiry about the jurisdiction is answered in the affirmative, make a complaint, and request enforcement

This Resolution shall be known as Policy Resolution No. 12 and shall replace prior versions.

EFFECTIVE DATE OF RESOLUTION

The policy was approved on this 7<sup>th</sup> day of October 2020 by the Kingstowne Residential Owners Corporation Board of Trustees.

  
 Jeanne McCarroll, President  
 Board of Trustees  
 Kingstowne Residential Owners Corporation

Policy Name	Number	Approved	Revised
Parking of Vehicles	12		October 7, 2020
Policy Related to Parking of Vehicles	12		February 5, 2020
Policy Related to Parking of Vehicles	12		January 11, 2017
Policy Related to Parking of Vehicles	12		November 4, 2015
Policy Related to Parking of Vehicles	12		April 1, 2015
Policy Related to Parking of Vehicles	12		January 1, 2015
Policy Related to Parking of Vehicles	12		August 27, 2014
Vehicle Policies relating to the use, parking, storage, and towing of vehicles	12	January 1, 1990	
Vehicle Policies Relating to the use, parking, and storage of vehicles	7	August 17, 1987	