

Edgewater at Town Center

- Recreational Center -

November 2005

IMPORTANT NOTICE TO ALL CONDOMINIUM OWNERS

ENCLOSED PLEASE FIND THE NEW RULES FOR PARKING AROUND THE EDGEWATER CLUBHOUSE. THERE ARE 15 PARKING SPACES THAT ARE AFFECTED. THEY ARE THE 10 LOCATED DIRECTLY IN FRONT OF THE CLUBHOUSE, 5 ON EACH SIDE OF THE WALKWAY, AND THE 5 ALONG THE EAST SIDE OF THE CLUBHOUSE. A FULL COPY OF THE RULES HAS BEEN ENCLOSED FOR YOUR INFORMATION. SHOULD THERE BE ANY QUESTIONS, PLEASE FEEL FREE TO EMAIL ME AT MY EMAIL ADDRESS BELOW.

PLEASE NOTE...THESE NEW RULES ARE EFFECTIVE AS OF JANUARY 1, 2006.

PLEASE REMEMBER THAT CONDOMINIUM RESIDENTS AND THEIR GUESTS ARE NOT PERMITTED TO USE THE PARKING SPACES LOCATED ON TOWN HOME PROPERTY. VIOLATORS ARE SUBJECT TO BEING TOWED WITHOUT NOTICE.

Edgewater at Town Center

Recreational Committee

Policy Resolution No. ___ - 05 -change

(Parking Rules and Regulations)

WHEREAS, pursuant to a Declaration of Easement and Agreement ("Declaration") dated September 21, 1993, a Recreational Committee ("Committee"), comprised of members of the Edgewater at Town Center Cluster Association, Inc. ("Cluster") and Edgewater at Town Center Condominium Unit Owners Association ("Condominium"), was created and empowered to regulate the use of the Common Facilities; and

WHEREAS, the term Common Facilities is defined by Article I, Section H of the Declaration as Edgewater Pond Drive and the Recreational Facility (defined in Article I, Section D of the Declaration as the swimming pool and clubhouse facilities); and

WHEREAS, there are approximately 15 parking spaces located on the Common Facilities which are more particularly described on Exhibit A attached hereto; and

WHEREAS, the Committee believes it to be in the best interest of the Cluster and Condominium to establish and promulgate uniform rules and regulation related to the parking of vehicles on the Common Facilities.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules and regulations related to the parking and use of Vehicles are hereby adopted:

I. DEFINITION OF TERMS:

A. Common Facilities: Edgewater Pond Drive, including parking spaces located thereon, and the Recreational Facilities comprised of the swimming pool and clubhouse facilities.

B. Resident: Any person, whether owner or tenant, who resides within the either the Cluster or Condominium.

C. Parking Areas: Any portion of the Common Facilities marked and designated as parking spaces, whether assigned or unassigned. A current depiction of the existing parking spaces are attached hereto as Exhibit A but such description may be changed by the Committee from time to time as spaces are added or eliminated.

D. Vehicles: Any motorized device in, or by which, persons or property, may be transported or drawn by on a highway. Such devices shall include, but are not necessarily limited to, automobiles, motorcycles, trucks, campers and any other recreational vehicle.

E. Oversized vehicles: Any vehicle, which, because of its irregular height, length, shape or width will not fit within the confines of a single parking space. An oversized vehicle shall be construed as a vehicle which exceeds any one of the following specifications: greater than ten (10) feet in length from axle to axle, nineteen (19) feet in length from bumper to bumper, eight (8) feet in width, 10,000 pounds in gross weight, has three or more axles and/or commercial license plates.

F. Improperly Licensed /Unlawfully Parked Vehicles: Any vehicle parked in the Common Facilities with an expired or otherwise invalid state license plate, Fairfax County decal or decal of another County, City or Town, state inspection sticker or without a valid parking or hangtag permit issued by the Committee.

G. Inoperative Vehicles: Any vehicle that does not run or cannot be driven or any vehicle which is partially or totally disassembled as a result of the removal of tires, wheels, engine or other essential part.

II. RULES AND REGULATIONS:

A. General: No commercial, industrial or recreational vehicle (including boats, campers, motor homes, etc.), or motorcycles shall be parked anywhere on the Common Facilities without the written consent of the Committee. No oversized, improperly licensed/permitted or inoperative vehicles, as described above, shall be parked anywhere on the Common Facilities.

B. Use of Parking Areas: Residents may not use the parking areas within the Common Facilities for any purpose other than vehicular parking. All other parking on the Common Facilities shall be designated for authorized vehicles displaying a valid Recreational Center hangtag permit issued by the Committee. All unauthorized vehicles are prohibited except to pick up or deliver passengers or merchandise or during the performance of work or services at the location.

C. Number of Vehicles: Residents may not park more than one (1) registered motor vehicle, displaying a valid Recreational Center hangtag on the Common Facilities. No vehicle may remain in the same parking space for more than 24 hours without being moved.

D. Registration Requirement: All vehicles parked in the Common Facilities must display a Recreational Center hangtag issued by the Committee in order to be lawfully parked within the Common Facilities. The Committee shall issue one (1) parking hangtag permit to the Owner(s) of record of a Lot or Unit within the

Cluster or Condominium (or to his/her tenant provided the tenant provides a copy of a valid executed lease).

E. Placement of Parking Permit: Hangtag permits must hang from the rearview mirror. Hangtags must be facing outward and must be clearly visible.

F. Replacement Fees: If a resident loses a hangtag permit, the original applicant must submit a request for a new hangtag permit and pay a One Hundred Dollar (\$100.00) fee and satisfy all other requirements of these rules before the Committee will issue a replacement.

G. Repairs: Repairs or maintenance to vehicles, painting of vehicles or the drainage of automobile fluids are not permitted anywhere on the Common Facilities, except for emergency repairs of a minor nature (e.g., such as the repairing of a flat tire or the recharging of a dead battery).

H. Dumping of Materials: The dumping, disposal or leakage of oil, grease, or any other chemical residual substance is not permitted on the Common Facilities. Any such dumping will result in the suspension and/or revocation of parking privileges, and the responsible Owner will be assessed for costs incurred by the Committee including, but not limited to, all clean-up costs, as well as any applicable local, state, and/or federal penalties or fines.

I. Operator's Responsibilities:

1. Only one (1) vehicle may be parked within each parking space on the Common Facilities. No motorcycle may be parked on the Common Facilities without written permission of the Committee.
2. Vehicles may not be parked in fire lanes or any curb areas painted yellow, grassy areas, may not occupy more than one parking space, impede the normal flow of traffic, block or impede access on any sidewalk or mailbox, or prevent ingress and egress of any other vehicle to adjacent parking spaces or the open roadway.
3. Vehicles may not be parked diagonally to the marked parking spaces or behind other parked vehicles.
4. Vehicles such as school buses, moving vans, and service or delivery trucks may be parked in the parking area on a brief, temporary basis if essential to the performance of a service, and provided the vehicle is immediately moved if necessary to allow ingress or egress of other vehicles.
5. If a vehicle's security system interferes with the right of quiet enjoyment of the community for more than fifteen (15) minutes, the vehicle is subject to immediate removal by towing.

6. Hangtag permits must be plainly visible. Towing will be strictly enforced between the hours of 7:00 PM and 7:00 AM for permit violation. All other unauthorized parking is subject to towing, 24 hours, 7 days a week.

7. All owners are responsible for ensuring that family members, employees, guests, tenants and agents observe and comply with these regulations and any Rules and Regulations as adopted from time to time by the Committee.

8. No vehicle shall be parked on the Common Facilities with a "For Sale" sign in view.

9. Only vehicles displaying current handicapped tags or stickers may be parked in parking spaces reserved for handicapped parking.

III. ENFORCEMENT:

A. Removal of Vehicles:

1. The Committee shall have the authority to have any vehicle not in compliance with these Rules and Regulations removed from the Common Facilities. This authority may be delegated to a towing company. All costs and risks of towing and/or impoundment shall be the sole responsibility of the owner of the vehicle.

B. Violations Subject to Immediate Towing Without Notification:

Any vehicle, which is:

1. Parked within fifteen (15) feet of a fire hydrant or in a designated fire lane, or any area marked as no parking area identified by yellow curbs and/or signs;
2. Occupying more than one (1) parking space;
3. Parked diagonally in a parking space or on a grassy area or either partially or entirely on a sidewalk;
4. Impeding access to sidewalk ramps or mailboxes;
5. Constituting a safety hazard;

6. Whose security system has been triggered and allowed to continue unattended for more than fifteen (15) minutes;
7. Parked in handicapped space without a valid handicapped issued permit;
8. Parked anywhere on the Common Facilities other than in a marked parking spot;
9. Parked in the Common Facilities and not displaying a parking hangtag permit between the hours of 7 PM and 7 AM;
10. Parked and in violation of any Fairfax County ordinance.

C. **Further Restrictions:**

1. All laws of the Commonwealth of Virginia and of Fairfax County must be followed. The Committee reserves the right to exercise all other powers and remedies available to the Committee under law. Vehicles, which are not in compliance with all laws mentioned above, are subject to immediate towing.
2. On days the Recreational Facilities are reserved/rented, only vehicles with a Recreation Center **Special Event** hangtag may park in the area in question. Notice will be given as to those days by appropriately places signs around the Recreational Facility. Any car parked in the area on that day(s) displaying a regular Recreational Center hangtag will be subject to towing.

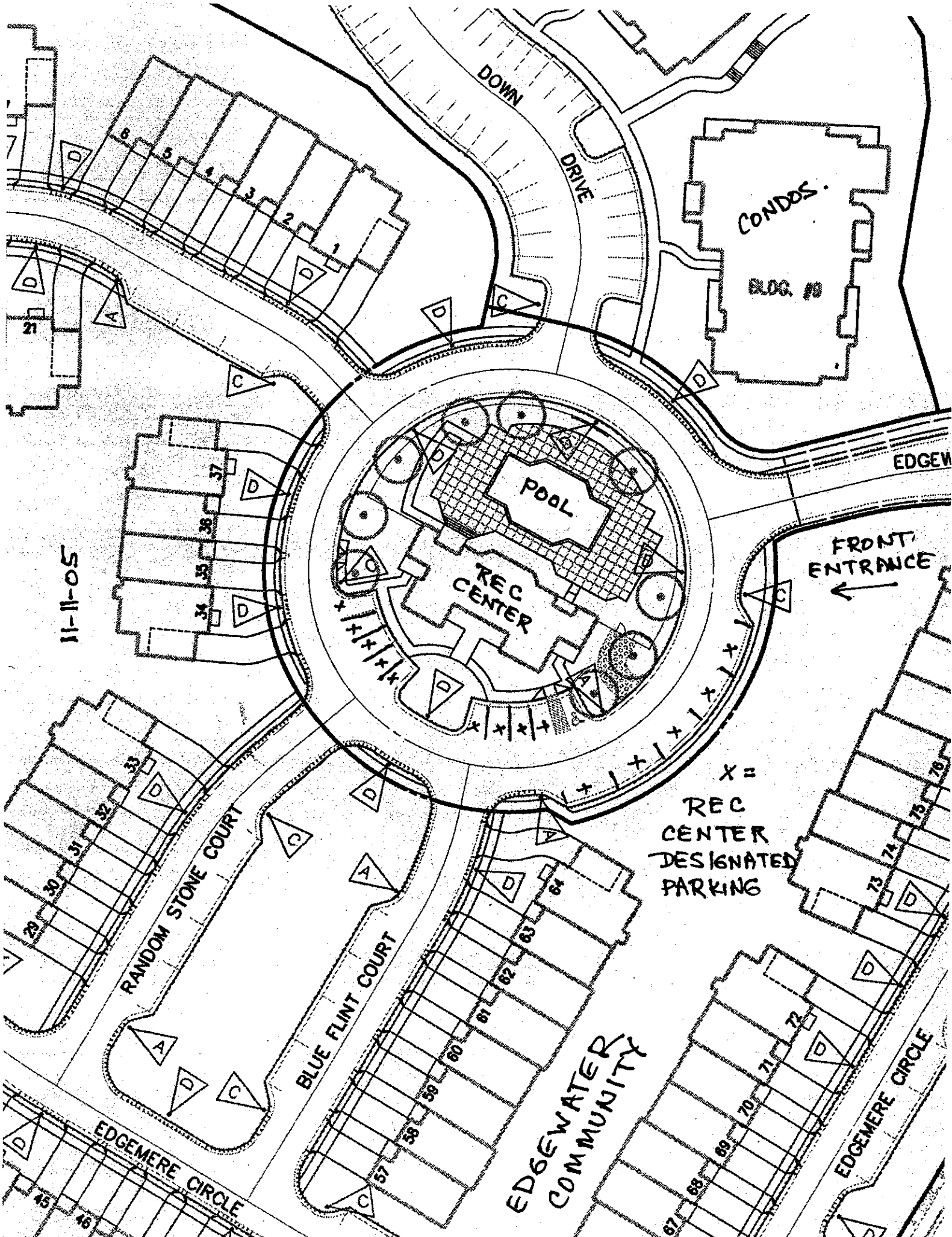
D. **Owner's Responsibilities:** Owners and Residents shall be responsible for all expenses, including but not limited to towing charges, and/or attorney's fees incurred by the Committee in enforcing the provisions of this Resolution.

E. **Liability:** The Committee assumes no responsibility for the security of any vehicle parked in the parking areas, and it disclaims responsibility for any damage to any vehicle parked or operated on Common Facilities, including without limitation, damages resulting from towing. The Committee reserves the power to hold any Owner and/or Resident legally responsible for any damage caused to the Common Facilities by the use, repair or maintenance of his/her vehicle, or as a result of negligence or violation of these rules and regulations, whether on the part of the owner, tenant, and his/her family, tenants, invitees, guests and/or agents.

This Resolution was duly adopted at a meeting of the Committee on the 14th day of NOVEMBER, 2005 and published to the Cluster and Condominium membership. The effective date shall be 1/01/06 and this Resolution shall supersede and replace the existing rules and regulations governing the parking of vehicles on the Common Facilities.

Edgewater Recreational Committee


By: Karl Wolf, Chairperson



11-11-05

DOWN
DRIVE

CONDOS.
BLDG. #8

EDGEMERE CIRCLE

FRONT
ENTRANCE
←

POOL

REC
CENTER

X =
REC
CENTER
DESIGNATED
PARKING

RANDOM STONE COURT

BLUE FLINT COURT

EDGEWATER
COMMUNITY

EDGEMERE CIRCLE

EDGEMERE CIRCLE