

ROXBURY OF MT. VERNON PARKING REGULATIONS

Regulation 002-2009

This document updates Regulation 001-2009 dated April 21, 2009 with changes effective September 22, 2009.

Fairfax County Ordinance requires developers and builders to provide 1.5 parking spaces per unit. However, the Roxbury of Mt. Vernon developer provided 2 parking spaces for each unit. For garage units, the 2 spaces are the garage and the driveway. For non-garage units, the 2 spaces are dedicated common element asphalt surface parking stalls located adjacent to each unit. The Board of Directors controls these spaces as part of the Community Common Element.

Sidewalks, driveway apron extensions and open area lawns are part of the common element property of Roxbury.

Any homeowner may have their parking privileges revoked due to non-payment of dues, as provided for in the Roxbury of Mt. Vernon By-Laws. In this case any vehicle operated by the unit owner or its occupants, shall be subject to immediate towing off and away from the Roxbury of Mt. Vernon properties, unless the vehicle is in a garage.

Each unit owner is authorized two (2) Roxbury of Mt. Vernon Parking Permit window decals which displays their unit lot number as abstracted from the Fairfax County land records, and one (1) guest permit.

This decal or guest permit must be displayed on all vehicles parked in Roxbury of Mt. Vernon properties. It must be displayed inside the windshield at the lower left inside corner. The guest permit must be hung on the rear-view mirror.

If a car is sold or replaced the decal must be removed and placed in the new vehicle, and the new vehicle must be registered with the HOA. If a decal or guest permit is lost, replacements will be issued for a \$25 fee.

Any homeowner who finds an unauthorized car parked in their driveway or assigned common element parking area may have the car removed by calling the towing company listed at the end of this list of regulations. However, they must immediately notify any member of the Board of Directors.

The following vehicles situations are subject to immediate towing:

- Vehicles not displaying a decal or visitor permit and are parked on Roxbury of Mt. Vernon properties where decal or permit is required.
- Any vehicle parked along any yellow curb (fire lane).
- Any vehicle parked in the emergency vehicle turnaround area.
- Any vehicle parked on a sidewalk or extending over onto the driveway apron (part of sidewalk).
- Vehicles that are obviously inoperative, i.e., flat tires, or without a current and valid state inspection sticker or state tag.
- Vehicles that have been determined by the Board of Directors as left for abandon.
- The Green Zones are designated for long-term parking. Vehicles parked in Green Zones do not require a Roxbury decal or permit. However, vehicles in all parking areas except driveways that have not been moved in at least 10 days shall be subject to towing after 48-hour notification.
- Any vehicle blocking entrance to or exit from any lawful parking space to include driveways, marked stalls, or white curbs.
- Any vehicle double-parked in any traffic area within the Roxbury of Mt Vernon properties.
- Any vehicle parked on any common element lawn or open grassed area within the Roxbury of Mt. Vernon properties.
- Any commercial vehicle, with the sole exception of a commercial vehicle that is the homeowner's only mode of transportation; has been approved by, and registered with the Board of Directors, is subject to immediate towing. This does not apply to any renter/lessee situation where the lessee is living in a homeowner occupied unit and the vehicle has been registered with the Board of Directors as required in this paragraph.

Roxbury of Mt Vernon has a standing contract with A-1 Towing Company. We encourage individual owners who need assistance to use the same company.

If towed by the authority of Roxbury of Mt Vernon Board of Directors, you may locate your vehicle by calling (703) 971-2600.

This Regulation 002-2009 as stated was APPROVED by MAJORITY vote of the Board of Directors on September 22, 2009; replaces Regulation 001-2009.