

# COPPERFIELD HOMEOWNERS ASSOCIATION, INC.

## POLICY RESOLUTION NO. 1-2015

### Parking Policy: HOA Procedures

**WHEREAS**, Section 55-515 of the Virginia Property Owners' Association Act (the "Act") and the Association's Declaration of Covenants, Conditions and Restrictions ("Declaration") require that each Owner and all those entitled to occupy a Lot shall comply with the Act and the Association's Declaration; and

**WHEREAS**, the Declaration and Association's Bylaws provide that the Association's business and affairs are to be managed by the Association's Board of Directors ("Board") and that the Board has the power and duty to perform or caused to be performed the functions and obligations of the Association as provided for in the Association's Declaration, Bylaws or Articles of Incorporation, except to the extent those governing documents specifically reserve such authority to the Owners; and

**WHEREAS**, Section 55-513 of the Act provide that the Board may establish, adopt and enforce rules and regulations pertaining to areas of Association responsibility; and

**WHEREAS**, Section 55-513.B of the Act and Article VIII section 1 of the Deed of Dedication provide the Board with the power to assess charges against Owners and to suspend Owners membership privileges, for violations of the Association's Declaration, and rules and regulations ("Governing Documents") for which the Owner or his family members, tenants, guests or other invitees are responsible; and

**WHEREAS**, it is the intent of the Board to enforce the Association's Governing Documents for the benefit and protection of the Association, its owners and residents, by establishing procedural safeguards that comply with the Act and that help ensure consistency of enforcement.

**NOW, THEREFORE, IT IS HEREBY RESOLVED THAT** the Board of Directors, pursuant to the Act, the Declaration, the Bylaws and this Resolution, is hereby empowered to clarify or create rules and restrictions governing the use of the common area parking spaces. These spaces are to be reserved solely for visitors and guests of the association residents although the board intends to allow for some overflow parking across from lots 25-35 in the 200 section. These are limited to first come first serve.

Association residents are prohibited from parking in the visitor spaces positioned in front of the units except when work at their home may necessitate temporary use of this common area parking space. Each unit has been assigned two spaces as close to their unit as is possible. The intended spaces for residents' vehicles are numbered. All vehicles owned, over (2), by residents can be parked in the overflow section of parking across from lots 25 through 35, parked along Brookland Lane at your own risk, or stored offsite.

Business or constructions trucks are prohibited from parking in these spaces except for business purposes at the home of an association resident or at the direction of the Association Board or Managing Agent for the common area maintenance.

Any vehicle that is found to be in violation of the above restrictions will have a warning sticker/notice placed on the vehicle to be followed by towing at the owner's expense if necessary. If a vehicle has been previously tagged with a towing sticker, it may be subject to immediate towing if it is found once again to be in violation of these restrictions.

**COPPERFIELD HOMEOWNERS ASSOCIATION, INC.  
RESOLUTION ACTION RECORD**

Resolution Type: Policy Resolution No. 1-2015

Pertaining to: Parking Policy: HOA Procedures

Duly adopted at a meeting of the Board of Directors held December 9th, 2015.

Motion by: Anna Elrod Seconded by: Susan Nordgren

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u>Susan M Nordgren</u> President	✓			
_____				
Vice President				
_____				
Treasurer				
<u>A Elrod</u> Secretary	✓			
_____				
Director				
_____				
Director				
_____				
Director				

ATTEST:

A Elrod  
Secretary

12/9/15  
Date:

Resolution effective: January 9th, ~~2015~~ 2016 *for*  
*all*