

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.

REGULATORY RESOLUTION NO. 1-2016

Parking Policy Temporary

WHEREAS, Article VIII. Section 1. of the Deed of Dedication and Article IV Section 1 of the Bylaws of the Cross Creek Homeowners Association, Inc. ("Association") grant the Board of Directors the power to make and amend Rules and Regulations respecting the use of Common Areas of the Association and the personal conduct of the owners and their tenants and guests thereon and to establish the penalties for the infractions thereof; and

WHEREAS, Section 55-515 of the Virginia Property Owners' Association Act ("Act") and Articles VI and IX of the Amended Declaration charge all owners and their tenants, licensees, invitees, servants, agents, and employees with compliance with the Declaration, the Bylaws, and the Rules and Regulations of the Association, as amended; and

WHEREAS, The parking of vehicles on the private streets is a problem and a parking policies were established by the Cross Creek Board of Directors on March 6, 2003 and March 15, 2011 establishing all homeowners' vehicles must be parked in the driveways, off street parking pads and the parking area at the community center for residents and guests.

WHEREAS, The Board wishes to update the parking policy and provide additional designated parking space for Cross Creek residents at the clubhouse.

WHEREAS, it is the intent of the Board of Directors, pursuant to Section 55-513 of the Act, to adopt by Resolution the authority clarify the parking policy and to assess charges for violations of the Act and the Governing Documents of the Association; and

WHEREAS, it is the intent of the Board of Directors to enforce the Governing Documents for the benefit and protection of the Association's owners and residents by establishing a parking policy

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board of Directors by the Act, the Governing Documents, and this resolution are adopting the following policy

I. Community Center Parking.

A. The Board of Directors will designate seven spaces and one additional handicap space to be clearly marked for Cross Creek residents' use.

B. The seven spaces non visitor spaces will be available to residents who have additional vehicles that cannot be parked in the driveway or garage. The parking spaces will be available on a first come first basis.

C. If an event at the community center is scheduled for a large group the parking must be made available to the association and the homeowner must move the vehicle in the parking spaces to the public street maintained by VDOT.

II. Estate Sales:

- A. Estate Sales or liquidation sales must be conducted by a licensed service.
- B. The Board of Directors must be notified of the pending sale at least 15 days prior to the date of the sale.
- C. The Licensed service must reserve the spaces at the community center prior to the sale by completing the rental agreement and paying the applicable fee.

III. Visitor Parking Pads

A. Visitor Parking pad are for the use of visitors only and may not be used by residents unless approved by the Board in writing. A resident may use the pad space if a contractor is doing work at a residence. Management shall be notified if the pad space will be used by a resident for this purpose.

IV. Towing of Vehicles:

A. If a vehicle is parked on private streets in violation of this resolution. A towing notice may be placed on the vehicle.

B. If the vehicle is not moved within 24 hours after such notice is given, the vehicle may be towed without further notice. If the vehicle is moved and then returns to park on the private street in another location after initial notice, the vehicle may be towed without further warning.

C. All expense for the towing will be the responsibility of the homeowner and the association, and Board of Directors will be held harmless in the action.

V. Other Remedies.

This resolution shall not be deemed to prevent the Association from exercising any other remedies authorized or available under the Act, the Governing Documents, or by law and shall not constitute an election of remedies.

This Regulatory Resolution No. 1-2016 supersedes and replaces all previous versions of Rules and Regulations – PARKING

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
RESOLUTION ACTION RECORD

Resolution Type: Regulatory No. 1-2016

Pertaining to: PARKING

Duly adopted at a meeting of the Board of Directors held Jan 19, 2016.

Motion by: David Thompson Seconded by: Daniel Hanherton

ATTEST:

Daniel Hanherton
Secretary

1/19/16
Date:

Resolution effective: 2016.