

Country Creek Association, Inc.

Parking Regulations 2002

I. REGULATIONS

- A. General**
- B. Vehicles**
 - 1. Authorized Vehicles**
 - 2. Prohibited Vehicles**
- C. Parking Spaces**
 - 1. Authorized Use of Parking Spaces**
 - 2. Prohibited Use of Parking Spaces**
 - 3. Special Short-term Parking for Moving**
- D. Restricted Areas**
- E. Exceptions and Board Review**

II. ENFORCEMENT

- A. General**
- B. Identification of Authorized Vehicles**
 - 1. Obtaining Vehicle Identification**
 - 2. Display of Vehicle Identification**
- C. Towing**
 - 1. Vehicles in Violation of Regulations**
 - 2. Effective Days/Times for Identification and Towing**
 - 3. Authority to Initiate Towing**

Parking Regulations 2002

The following regulations apply to the use of the common areas for the purpose of parking vehicles. The authority for these regulations is contained in the Declaration of Covenants, Conditions and Restrictions attached to the Deed of Dedication covering Country Creek.

I. REGULATIONS

A. General

1. Any vehicle parked in violation of the regulations set forth herein may be towed away at the owner's sole risk and expense, without any notice being given. (Reg. #2, June 1992; Art X, Sections 13 & 14, June 1983)

B. Vehicles

1. Authorized Vehicles

1.1 An authorized vehicle is defined, for the purposes of these rules, as an automobile, motorcycle, pickup truck, or small van having not more than 2 axles nor more than 4 on-the-road tires and not exceeding 6,800 pounds gross vehicle weight. (Reg. #2, June 1992; Art X, Sections 13 & 14, June 1983)

1.2 Vehicles parked in either an assigned and numbered parking space or a visitor parking space must be currently licensed so that they can be lawfully operated in the State of Virginia and must be in operating condition. (Reg. #3, June 1992; June 1983)

2. Prohibited Vehicles

2.1 Prohibited vehicles are defined, for the purposes of these regulations, as trucks, buses, other commercial vehicles and/or recreational vehicles such as boats, trailers, and motor homes (which do not fit the definition of an authorized vehicle). (Reg. #2, June 1992; Art X, Sections 13 & 14, June 1983)

2.2 The parking of vehicles designated to tow other vehicles such as tow trucks is specifically prohibited. (Reg. #3, June 1992; June 1983)

2.3 An "unlicensed vehicle" is any vehicle not displaying a current, valid State license plate, and, as required, its current, related State validation sticker. Unlicensed or inoperable vehicles, even if authorized as to type, are specifically prohibited. (Reg. #3, June 1992; June 1983, August 2002).

C. Parking Spaces

1. Authorized Use of Parking Spaces

1.1 Parking spaces may be used solely for the purpose of parking authorized vehicles, that properly display a current Country Creek Parking Decal or Visitor's Permit, by residents of Country Creek and their guests. (Reg. #2, June 1992; Art X, Sections 13 & 4, June 1983)

1.2 "Assigned and Numbered Parking Spaces" are those two (2) Country Creek parking spaces annually designated by the Parking Administrator for a specific Country Creek Dwelling and identified on the curb with the specific lot number of the Dwelling. (Definition, September 2002).

1.3 Each Dwelling has the right to the exclusive use of two (2) assigned and numbered parking spaces marked with the Dwelling's designated parking space numbers. (Reg. #1, June 1992; Art. V, Sections 1 & 4, June 1983).

1.4 Each Dwelling also has the privilege of competing on a temporary first-come/first-serve basis for the use of two (2) visitors' parking spaces by authorized vehicles that properly display a current Country Creek Parking Decal or Visitor's Parking Permit. (Reg. #13, June 1992; January 1986)

2. Prohibited Use of Parking Spaces

2.1 An authorized vehicle may not be parked in such a way that it occupies more than a single space. (Reg. #3, June 1992; June 1983)

2.2 The use of any parking spaces for the storage or repair of vehicles is specifically prohibited. "Stored Vehicles" includes, but is not limited to, any vehicle that is covered and parked in a visitor's parking space. (Reg. #3, June 1992; June 1983, September 2002).

2.3 No vehicle parked in any parking space or the common area may contain any hazardous materials. "Hazardous Materials" are substances which could cause harm to residents, their guests, contractors, workers, pets, or property. (Reg. #3, June 1992; June 1983, Aug. 2002).

3. Special Short-term Parking for Moving

3.1 Vehicles being used to move household goods into or out of a dwelling may be parked for up to seventy-two (72) hours. (Reg. #2, June 1992; Art X, Sections 13 & 14, June 1983)

D. Restricted Areas

1. Parking in areas other than those set aside and designated for parking is specifically prohibited. (Reg. #2, June 1992; Art X, Sections 13 & 14, June 1983)

2. The operation or parking of any motor vehicles, including authorized vehicles, on sidewalks, or off of the paved common area, or in such a way that the vehicle obstructs or overlaps a sidewalk or grass-covered common area is specifically prohibited. (Reg. #5, June 1992; June 1983)

3. Parking in fire lanes is strictly prohibited. (Reg. #7, May 1985, Reg. 20, June '92; Jan.'86)

E. Exceptions and Board Review

1. The parking system shall be reviewed on an annual basis by the Parking Administrator and the Board of Directors. For the purposes of these regulations, "Parking Administrator" means the person or persons designated and authorized by the Board of Directors to manage the Country Creek Parking Program and enforce the Parking Regulations. (Reg. #21, June 1992; Definition, September 2002).

2. Exceptions to these regulations may be granted by a majority of the Board of Directors upon discussion and formal approval of a written request for an exception from a CCA Homeowner. (Reg. #6, June 1992; June 1983)

II. ENFORCEMENT

A. General

1. All vehicles must display, as prescribed herein, either a current Parking Decal or Visitor's Permit at all times when parked within Country Creek. (Reg. #9, June 1992; January 1986)

2. The maximum combined total of Parking Decals and Visitor's Permits shall be limited to four (4) per dwelling. The issuance of Parking Decals or Visitor's Permits in no way assigns or guarantees residents or guests any additional parking spaces beyond the two (2) assigned, numbered spaces. (Reg. #15, June 1992; Art. V. Sections 1 and 4, January 1986)

B. Identification of Authorized Vehicles

1. Obtaining Vehicle Identification

1.1 Annually, each CCA homeowner-resident or homeowner-landlord (hereinafter "the Homeowner") shall obtain Parking Decals and Visitor's Permits for each Country Creek dwelling owned by providing adequate identification to the Parking Administrator including: (a) proof of ownership of the Dwelling(s) for which the Decals and Permits are sought (i.e., deed, mortgage, or the like), and (b) proof of the Homeowner's, or his/her tenants' vehicle(s) ownership (State or county registration, owner's certificate, or the like). (Reg. #12, June 1992; January 1986)

1.2 Annually, each Homeowner shall pay an annual "Parking Administration Fee" of \$20 per Country Creek dwelling owned. The four (4) annual Country Creek Parking Decals/Visitor Permits per dwelling shall not be issued to the Homeowner until the Parking Administration Fee per dwelling is paid. (Reg. #13, June 1992; January 1986)

1.3 A five dollar (\$5.00) fee shall also be charged to the Homeowner to replace a lost Parking Decal or Visitor's Permit. (Reg. #14, June 1992; January 1986)

1.4 When the Homeowner is a landlord, he or she, or his/her designated agent, is responsible for: (a) timely payment of the annual Parking Administration Fee per dwelling, (b) receipt of the four (4) annual Parking Decals/Visitor Parking Permits per dwelling, (c) timely distribution of the four Decals/ Permits to his/her tenant(s), and (d) for assuring that said tenant(s) is/are fully informed of the Country Creek Parking Regulations. (September 2002).

1.5 Temporary Parking Permits (30 days) will be provided at no charge for the vehicle(s) of a new Homeowner (by contacting the Parking Administrator. This will allow adequate time for issuance of the annual Parking Decals/Visitor's Permits. (Reg. #16, June 1992; January 1986)

2. Display of Vehicle Identification

2.1 Parking Decals must be clearly displayed at all times affixed to the rear window of the vehicle on the passenger's side. (Reg. #8, June 1992; January 1986)

2.2 Visitor's Parking Permits, marked with the resident's address and lot number, shall be clearly displayed at all times on the dashboard of the vehicle on the driver's side. (Reg. #3, June 1992; June 1983)

C. Towing

1. Vehicles in Violation of Regulations

1.1 Any vehicle parked in violation of these regulations, or any vehicle that appears to be abandoned or stored, shall be towed away at the vehicle owner's sole risk and expense. (Reg. #4, June 1992; Art.X, Section 14, June 1983)

1.2 Any vehicle parked upon the Country Creek premises not properly identified shall be deemed unauthorized and be subject to towing at the expense of the vehicle's owner. (Reg. #10, June 1992; January 1986)

1.3 In the case of apparently abandoned authorized vehicles, written notice will be placed on the vehicle stating that it will be towed away at the owner's sole risk and expense. Such notice will be placed on the vehicle at least 10 days prior to its being removed. (Reg. #4, June 1992; Art.X, Section 14, June 1983).

2. Effective Days/Times for Identification and Towing

2.1 Enforcement of this vehicle-identification system will be in effect 24 hours a day, 7 days a week. (Reg. #17, June 1992; January 1986)

3. Authority to Initiate Towing

3.1 Enforcement by towing may be authorized by the Parking Administrator or a member of the Board of Directors to remove any vehicles parked in violation of these regulations from any numbered, designated parking space, any visitor's parking space, any fire lane, or any other common area(s). (Reg. #18, June 1992; January 1986)

3.2 Enforcement by towing may also be authorized by any Country Creek resident to remove any vehicles parked in violation of these regulations from the resident's numbered, designated parking spaces, or from a Country Creek fire lane. (Reg. #20, June 1992; January 1986)