

OFFICIAL COMMUNITY MEMORANDUM

MEMO 90-01

SINGLE-SOURCE MEMORANDUM ON PARKING & VEHICLE CONTROL

The purpose of this memorandum is to provide a comprehensive, single source document covering all aspects of parking and vehicle control in Millwood Estates. This memorandum supersedes the earlier Homeowners Association Memorandum 89-02. Related issues addressed in the Millwood Estates Covenants, Conditions and Restrictions are listed below, along with references.

A. "2.3 (HOA) **Powers and Duties.** The Association shall have the following powers and duties: (18) To make and enforce rules and regulations governing the use of parking areas within the Common Areas, specifically including the right to designate a maximum of two parking spaces within the Common Area for the exclusive use of the Owners of each Lot; provided, however, that nothing herein shall require the Association to make any designations or to ensure that the parking spaces are available for the use of any particular Owner of a Lot, nor shall the Association be required to supervise or administer the use of the parking lots located in the Common Area(s)."

B. "6.13 **No junk vehicles,** recreational vehicles, house trailers, or commercial vehicles or industrial tractors, trailers, vans (other than typical passenger vans), wreckers, hearses, buses, boats, boating equipment, mobile homes, or camping equipment, shall be regularly or habitually parked within the boundaries of Millwood Estates (whether on Lots, Common Areas, or public streets), except in areas that may be designated by the Association. No portion of any Lot, Common Area, or public street within Millwood Estates shall be used for the maintenance or repair of motor vehicles."

Storage of vehicles in Millwood is not permitted. All vehicles maintained in Millwood must possess a valid, current registration and inspection decal (if required by the registration state).

Allocation of Spaces. Parking spaces are allocated on a basis of two per townhouse. Garaged townhomes' driveways and garages account for their two allocated spaces. Non-garage townhomes are assigned two street spaces by the HOA. For

security reasons, spaces are numbered so as not to coincide with addresses. The remaining pull-in street spaces and additional curbside spaces are designated as either guest or open parking. Guest spaces are marked with the word "Guest" on the street. Open spaces are not marked.

Guest Parking Spaces. Guest spaces are for the exclusive use of temporary houseguests. Use of these spaces by anyone else, including residents, is not permitted.

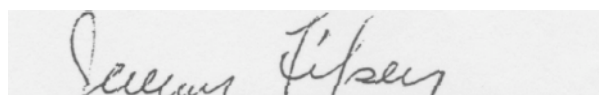
Open Parking Spaces. Open parking Spaces are primarily for the use of temporary house guests, but may also be used by residents. However, use of open spaces by residents must not exceed seven days in any one space.

Residents are responsible for their own vehicles as well as those of their guests'. Residents are instructed to include parking directions along with other directions given to first-time visitors.

No-Parking Areas. Parking is not permitted along any curb outside the designated and marked parking spaces. This includes the yellow fire lanes, as well as across the opening of and between driveways.

Violations. Any vehicle parked in a space permanently assigned to a homeowner will be towed immediately, without warning. Vehicles illegally parked along fire lanes will be ticketed by the Fairfax County Police, who have been invited onto the property to make regular patrols. Other violations of Millwood Estates parking rules will be enforced by towing at the vehicle owner's expense and risk. An attempt will be made to warn the owner prior to towing. Towed vehicles may be located by calling the Fairfax County Police.

This Memorandum was voted into effect by the Millwood Estates Board of Directors at the regular Board meeting of April 9, 1990.



Jeremy Lifsey, President
Millwood Estates Homeowners
Association