

**FALLS STATION CONDOMINIUM ASSOCIATION
REGULATORY RESOLUTION NO. 98-1-1**

Amended February 8, 2012

**Regulatory Resolution: Rules and Procedures for the Administration and
Maintenance of Parking Spaces**

Whereas, Article III, Section 2 of the Bylaws assigns the Board of Directors "all of the powers and duties necessary for the administration of the affairs of the Unit Owners' Association" and further states the Board "may do all such acts and things as are not prohibited by the Condominium Act or these Bylaws required to be exercised and done by the Unit Owners' Association" and the "Board of Directors shall have the power from time to time to adopt any rules and regulations deemed necessary for the benefit and enjoyment of the Condominium;" and

Whereas, Article III, Section 2 of the Bylaws states the Board of Directors shall "make and amend the rules and regulations" and, the Board of Directors shall "In its sole discretion, designate from time to time certain Common Elements as "Reserved Common Elements" and impose such restrictions and conditions on the use thereof as the Board of Directors deems appropriate; and

Whereas, Article XI, Section 5 states that parking spaces not assigned as limited common elements may be available on a first-come first-served basis for Unit Owners except as the Board of Directors may otherwise determine; and

Whereas, the Board of Directors deems it necessary to establish guidelines and procedures for the administration and maintenance of parking spaces and towing of vehicles.

Now Therefore, Be It Resolved That the following be adopted:

I. Parking Space Assignments:

Each unit has at least one limited common element parking space appurtenant to it. Unit owners may acquire additional limited parking spaces, if available, by reassignment from other unit owners, but no reassignment can be made which would result in a unit having less than one (1) parking space assigned to it. Limited common element spaces are for the exclusive use of the owners of the units to which the spaces are appurtenant, and to their tenants and guests, subject to the rules and regulations set forth herein.

All residents are required to have their motor vehicles registered with the Association's management firm or with a parking committee appointed by the Board of Directors. Failure to register a vehicle shall constitute a violation of the rules and regulations of the Association and shall subject the owner of the vehicle to sanctions as provided in the Bylaws, including but not limited to, the imposition of monetary charges.

Provided that none of the vehicles doing so impede traffic in travel lanes or impinge on the use of adjacent parking spaces, more than one vehicle may be parked in any parking space at one time.

II. Visitor Parking:

A. General:

Because of the limited number of visitor parking spaces, it is necessary to maintain strict control of these spaces. **RESIDENTS ARE NOT PERMITTED TO PARK IN VISITOR'S SPACES.** Unit owners are encouraged to purchase additional parking spaces for their spouses, roommates, or tenants.

There are designated visitor parking spaces on both levels of the parking deck. These visitor parking spaces are for the exclusive use of visitors and guests of residents and are used on a first come, first served basis.

B. Upper Level Parking Deck Short-Term Visitor Parking Spaces:

Two visitor parking spaces located on the parking deck are identified by signs placed at the two parking spaces as short-term, visitor parking spaces. Guests may park in these two spaces for up to a maximum of two consecutive hours, without displaying a visitor parking pass, on a first-come, first-served basis, unless the spaces are then in use by or for the benefit of the Association or its contractors. Overnight parking in these two spaces is permitted beginning at 8 p.m., provided that;

1. a vehicle parked in either of these spaces overnight is removed no later than 8 a.m. the next morning; and,
2. a visitor pass is displayed on the vehicle dashboard.

Vehicles parked in these two spaces in violation of these rules are subject to being towed without notice and at the vehicle owner's risk and expense.

C. Other Visitor Parking Spaces:

One highly visible visitor pass will be issued to each of the 155 units in the Condominium. Except for those visitor parking spaces described in Paragraph B, above, for which no passes are necessary, guests of residents may park in all visitor parking spaces provided a visitor pass is displayed and is clearly visible from the front window of their vehicle. Each pass will be numbered and assigned to a unit. No unit will have more than one pass assigned to it. If for any reason a pass is replaced, a new number will be assigned to the unit and the old number will be voided. Any vehicle using the voided pass may be towed without warning. Replacement passes will be available at a reasonable cost.

At all times, the Association shall have the right to have any vehicle towed which is parked in a visitor parking space, other than the parking spaces described in Paragraph B, above, without displaying a valid parking pass.

Except for the visitor parking spaces described in Paragraph B, above, with respect to which parking is limited to a maximum of two hours, no visitor's vehicle may be parked in visitor parking for more than four days in a row or more than ten days in any calendar month.

In the event of snow emergency, visitor parking spaces are not available for parking. The visitor spaces will be barricaded and used for the temporary storage of snow.

III. Visitor Handicapped Parking Spaces:

Visitor handicapped parking spaces are for the exclusive use of visitors displaying a current handicap license plate or a valid State issued handicap permit on their vehicle unless otherwise authorized by the Board of Directors.

IV. Maintenance and Repair of Parking Spaces:

The Unit Owner is responsible for the general cleaning of his or her parking space(s) including the driveways attached to the townhouses. This includes the removal of any petroleum, oil, or other stains on the parking space/townhouse driveway surface.

The Association is responsible for the maintenance and repair of all parking spaces, including striping and painting of numbers and reserved on the spaces. So that the Association may perform these tasks in an economically efficient manner, it may be necessary for all parking spaces to be vacant. When it is necessary for the space(s) to be vacant, the Association will give the Unit Owners and residents at least thirty (30) days prior written notification to move their vehicles. The Association shall have the authority to tow vehicles who fail to move their vehicles as instructed.

V. Authorized Vehicles:

Vehicles must have current state license plates, current county tags, and a current inspection sticker, if applicable.

VI. Prohibited Vehicles:

The following vehicles are prohibited from parking on Falls Station's property:

- (a) trailers, free standing campers, boats, jet skis or other towed vehicles;

- (b) any vehicle clearly designed or licensed for commercial use including vehicles carrying ladders;
- (c) junked or derelict vehicles;
- (d) Vehicles under repair: major repairs to vehicles, including painting or draining of any automotive fluids is not permitted on the common and limited common areas of the Association including assigned parking spaces, visitor parking spaces, fire lanes, unmarked and undesignated areas or spaces.

Construction vehicles used by contractors or sub-contractors in the maintenance and repair of Falls Station are exempted from the provisions of the Prohibited Vehicles section of these rules except that these vehicles may not remain on the property overnight nor shall they park in reserved spaces or obstruct the flow of traffic.

VII. Towing Agent:

The Board of Directors shall contract with a reputable, insured and bonded towing agent who shall be the sole towing agent authorized for use by Falls Station Condominium Association or its members to remove unauthorized vehicles from the Condominium's premises. If an Association member uses a towing agent other than the contracted agent, it will be at the complete risk and responsibility of the member requesting the service.

The current towing agent for Falls Station Condominium Association is:

AL's Towing and Storage Incorporated
6820 Fairfax Drive
Arlington, Virginia
Telephone: (703) 790-1156

VIII. Towing Procedures:

Residents have the authority to tow unauthorized vehicles from their assigned parking space(s) as follows:

Call the contracted towing agent and request they remove an unauthorized vehicle from Falls Station Condominium. Give them the make and model of the offending vehicle, its tag number, and the parking space number and location. If the tow truck operator requests, the complainant must be present and provide proof of his/her authority to have vehicles removed from that numbered space.

The management agent shall provide the tow company with a list of assigned parking spaces for each address. The tow truck operator is responsible for ensuring the person requesting the tow service is a resident of the address corresponding to that space and reporting the tow to the police.

The authorized towing contractor will tow, without warning, any vehicle in violation of the parking policy.

Any Board of Director member or the management agent may tow vehicles that are prohibited, under repair as described in VI.(d) above or in violation of these rules.

And It Is Further Resolved That:

A copy of this amended resolution shall be provided to the current and any subsequent Attorneys or Management Agents who represent the Falls Station Condominium Association.


All non-resident owners are responsible for providing a copy of this resolution to tenants or occupants of their unit.

Motion by: Scott Shields Seconded by: Gregory Girardin

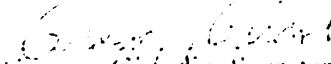
This resolution was amended and approved by a majority vote of the Board of Directors in attendance at the Monthly Board of Directors' Meeting held on February 8, 2012 at which a quorum was present.

YES NO ABSTAIN ABSENT


Heather Martinez, President


Mark Kapeluck, Vice President


Scott Shields, Treasurer


Gregory Girardin, Secretary


Noreen Feddis, Director


Kristina Soderquist, Director


Mike Conroy, Director