

**KENSINGTON SQUARE HOMEOWNERS ASSOCIATION  
POLICY RESOLUTION NO. 16-01  
VEHICLE POLICIES**

This amended Policy supersedes original 12-06 policy  
And all amendments concerning the use, parking and storage of vehicles.

**WHEREAS**, Article IV, Section 1 of the Association's Bylaws grants the Board of Directors with all of the powers and duties necessary for the administration of the affairs of the Association, except for those matters which the applicable law, Articles of Incorporation, Declaration or Bylaws require the Owners to do; and

**WHEREAS**, in order to maintain the aesthetic appearance of the Community and to ensure public safety, the Board wishes to establish a comprehensive policy with respect to the operation, parking, and storage of vehicles.

NOW, THEREFORE, BE IT RESOLVED THAT the following parking policies be adopted by the Board:

I. RESTRICTIONS ON THE PARKING AND STORAGE OF VEHICLES

A. GENERAL

1. The types of vehicles listed in subsections (a) through (j) below may not be parked or stored in open view on residential lots, common area parking spaces, common area open space or streets within the boundaries of the Property, except in such areas, if any, designated for such purpose by the Board of Directors. Any such vehicle may be stored in a garage out of open view:
  - (a) Any boat or boat trailer;
  - (b) Any motor home or self-contained camper;
  - (c) Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck;
  - (d) Any mobile home, trailer or fifth wheel vehicle;
  - (e) Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance;

- (f) Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections, or other automotive equipment not licensed for use on the highways of Virginia;
  - (g) Any vehicle defined as a commercial vehicle by state law;
  - (h) Any vehicle with commercial signs, advertising or visible commercial equipment, including passenger cars, vans and trucks normally used for private purpose but painted with or carrying commercial advertising, logos or business names or carrying visible commercial equipment;
  - (I) Private or public school or church buses;
  - (j) Any vehicle exceeding twenty-two (22) feet in length and/or eight (8) feet in width or which is more than four (4) tons gross weight, irrespective of whether or not such vehicle would otherwise be permitted in accordance with other terms of this Resolution.
  - (k) Any vehicle parked for the purpose of advertising such vehicle as for sale or with a “for sale” sign attached to its exterior or attached to its interior but visible from the outside of the vehicle. Vehicles displaying such signs shall not be parked in open view anywhere in the Kensington Square sub-division, including on the driveways of individual lots or common area parking spaces.
2. Junk or derelict vehicles may not be parked or stored in open view on residential lots, common area parking spaces, streets or on common area open space within the boundaries of the Property.
- (a) A vehicle shall be deemed to be a derelict vehicle if it is missing any necessary parts, such as, but not limited to, tires, wheels, engine, etc., that are necessary for operation of the vehicle on public streets. A vehicle shall also be classified as a derelict vehicle if it does not have a current state inspection sticker or current license.
3. The performance of major repairs to vehicles, including painting and the drainage of automobile fluids is not permitted on any lot or on common areas within the Community, except that such repairs may be made in a garage or other enclosed structure.
4. Vehicles may not be parked or stored unattended in a hazardous condition including, but not limited to, vehicles on jacks or blocks.

5. The Board of Directors may establish revisions to this parking policy, including the registration and identification of vehicles normally operated within the community.

B. COMMON AREA PARKING SPACES AND PARKING ON PRIVATE STREETS

1. A homeowner's primary source of parking is their garage. An acceptable secondary parking location is the driveway leading to the homeowner's residence. Guest parking areas are not for commuter parking or homeowners' long term storage of excess or extra vehicles; long term is defined as any period longer than three consecutive calendar days or parts thereof for a maximum of 72 hours in the same common parking area. Violators of this maximum 72 hour parking rule may be towed without further notice. Repeat violators of this maximum 72 hour parking rule may be towed without any additional or further notice after the initial notice is placed.

2. Homeowners who are not in good financial standing with the association and who have been notified that their accounts are 90 or more days delinquent may not use guest parking areas at any time. Violators of this 'good standing' parking rule may be towed without further notice.

3. Guest street parking and extra guest spaces within the neighborhoods are primarily for guests and occasional overflow parking. Guests of residents are entitled to use common area parking spaces on a first-come, first-served basis.

4. – deleted-

5. Vehicles may be parked only in designated parking spaces. All vehicles must comply with "No Parking" areas as posted or designated. No vehicle should occupy more than one marked space.

6. The Board of Directors recognizes that there are temporary occasions when a particular residence may have more than the normal number of 2 or 3 vehicles at their residence. These instances might involve visiting family members or friends, student's home from college, special social events, military personnel being deployed, etc. In general, the Board believes that the rules of common courtesy and the needs of other residents must apply to the proper use of the limited parking space within the community. Consequently, the appropriateness of any temporary

overflow parking by individual residents may be determined on a case by case basis by the HOA Board or their designated representative. Permission will be determined based upon, the longevity of such overflow parking, the normal availability of excess parking spaces in the immediate area, and other appropriate considerations. Residents who require parking under this condition shall submit a request in writing to [parking@kensingtonsquarehomeowners.com](mailto:parking@kensingtonsquarehomeowners.com) with details on the make of car, license plate, the period of time requested and the name and address of the resident applying.

#### C. COMMUNITY SECURITY ISSUES RELATIVE TO PARKING AND STREETS

1. The safety/security of all Community residents is our major concern. Because we are not a gated Community, and because we are situated between the Fairfax County Parkway and Route 50, and because there are at least three Metro bus stops bordering our Community, it is important that our residents remain aware of unfamiliar vehicles that may be driven into our community, parked and exited by driver(s) who proceed to navigate our neighborhood on foot. All residents are encouraged to be watchful for this type of vehicular intrusion and to report suspected violators of our parking spaces to [parking@kensingtonhomeowners.com](mailto:parking@kensingtonhomeowners.com), where a database will be maintain for future cross-referencing purposes.
2. Any obvious, suspicious activity should be reported directly to the Fairfax County Police.
3. Persons driving vehicles on the Property must obey any posted speed limits. The permitted speed on all Community streets (those with or without residential development) is fifteen (15) miles per hour; this speed limit will be posted at each of the five Kensington entrances.

#### II. ASSOCIATION NOT RESPONSIBLE

Nothing in this resolution shall be construed to hold the Association or the Board of Directors responsible for damage to vehicles or the loss of property from vehicles parked in the common areas.

#### III. ENFORCEMENT

- A. The Managing Agent, and/or any Community person or committee granted approval by the Board of Directors, shall have the authority to issue a warning notice to vehicles that are in violation of this parking policy. The notice (Exhibit A

of this resolution) shall be placed on the vehicle and a carbon copy retained by the Managing Agent or issuing party.

- B. Vehicles that are in violation of this resolution are subject to being towed at the owner's risk and expense as specified above.
  - 1. Towing of a vehicle must be approved, per instance, and documented in writing by any two Directors of the Board, or the HOA Manager. Either the two consenting Directors or the HOA Manager shall contact Kensington Square HOA's contracted towing company for removal of any vehicle so deemed to be in violation of provisions contained in this policy.
- C. Vehicles that are parked in designated fire lanes, parked in a manner that obstructs ingress or egress to a street or driveway, parked in a designated "No Parking" area or parked on common area of the Property other than in designated parking spaces, may be towed without prior notice.
- D. In lieu of, or in addition to, towing vehicles that are in violation of this resolution, the Board of Directors may impose penalties in accordance with the provisions of additional Policy Resolutions.

**KENSINGTON SQUARE HOMEOWNERS ASSOCIATION**

**YOU ARE IN VIOLATION OF THE DULY ADOPTED VEHICLE POLICY OF  
KENSINGTON SQUARE HOMEOWNERS ASSOCIATION**

Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Description: \_\_\_\_\_ ID: \_\_\_\_\_

- PROHIBITED VEHICLE TYPE:** Vehicle type not permitted to be parked on lots or common area parking spaces.
- JUNK, DERELICT OR ABANDONED VEHICLE:** Vehicle not in operating condition.
- IMPROPERLY PARKED VEHICLE:** Occupies more than one marked space, parked in a “No Parking” area, blocking sidewalk, parked on any Common Area or Lot which is not designated for parking, improperly parked in a reserved parking space.
- PROHIBITED AUTO REPAIRS:** Vehicle left unattended in a visibly disassembled condition.
- OTHER:**

**VIOLATORS ARE SUBJECT TO BEING TOWED AFTER SEVENTY-TWO (72) HOURS FROM THE DATE OF THIS NOTICE AT OWNER’S RISK AND EXPENSE.**  
The Association assumes no responsibility whatsoever for any damage to vehicles towed.

ANY VEHICLE PREVIOUSLY POSTED FOR A VIOLATION OF ANY OF THESE REGULATIONS SHALL BE SUBJECT TO TOWING WITHOUT NOTICE FOR ANY SECOND VIOLATION OF ANY OF THESE REGULATIONS.

FOR FURTHER INFORMATION -- CONTACT  
Community Management Corporation at 703-631-7200

Location Parked: \_\_\_\_\_ \*Date Towed \_\_\_\_\_  
\*Posted By: \_\_\_\_\_ \*Time Towed \_\_\_\_\_  
Signature: \_\_\_\_\_ \*Towed By \_\_\_\_\_

Vehicle \_\_\_\_\_ Description: \_\_\_\_\_

The above vehicle was received by and towed to the above location on the above stated date.

By: \_\_\_\_\_ (Signature of Towing Agent)

The effective date of this Resolution shall be July 1, 2016.

KENSINGTON SQUARE  
HOMEOWNERS ASSOCIATION, INC.

By: Signature on File  
Rich Williamson, President

**KENSINGTON SQUARE HOMEOWNERS ASSOCIATION, INC.**

Policy Resolution No. 16 - 01

(Policy and Procedures Concerning the Collection of Charges, Fees, and Assessments)

Duly adopted at a meeting of the Board of Directors held on Wednesday, March 23, 2016.

Motion by: Andrew Sabonis    Seconded by: Mike Glassman

VOTE:	YES	NO	ABSTAIN	ABSENT
<u>Rich Williamson</u> President	<u>X</u>	_____	_____	_____
<u>Alan Zusman</u> Vice President	<u>X</u>	_____	_____	_____
<u>Mike Glassman</u> Secretary	<u>X</u>	_____	_____	_____
<u>Andrew Sabonis</u> Treasurer	<u>X</u>	_____	_____	_____
<u>James Joyce</u> Director	<u>X</u>	_____	_____	_____

ATTEST:  
Signature on File \_\_\_\_\_ 3/1/2016  
Secretary \_\_\_\_\_ Date

**CERTIFICATE OF MAILING OR DELIVERY**

I hereby attest that this Policy Resolution was mailed and/or hand-delivered to the addresses of record of the Owners on this 13 day of May, 2016.

5/13/2016

Signature on File

\_\_\_\_\_

\_\_\_\_\_

Date

Bernie Guthrie, Portfolio Manager  
Kensington Square Homeowners Association,  
Inc.