

*Approved: March 4, 2013, Effective: March 25, 2013*

## **RIVERVIEW OVERLOOK COMMUNITY ASSOCIATION**

P.O. Box 85  
Occoquan, Virginia 22125

Note: For the purposes of this regulation Riverview Overlook Community Association does business as Occoquan Landing Community Association and the names are used interchangeably.

### **PARKING REGULATIONS**

#### **I. Preamble**

- A. The streets in Occoquan Landing are private property, owned and maintained by the Occoquan Landing Community Association for use by the residents and guests of Occoquan Landing. They are not public roads. Parking spaces provided on these streets are for the sole use of residents and their guests.
- B. To the extent that it may otherwise be empowered by Law, the County of Prince William, Virginia, may enforce the traffic and parking regulations established by the Association within the Properties and may erect standard street and traffic signs.
- C. The parking regulations apply to all streets (Admiral Drive, Captains Cove, Flagship Drive, Harborview Court, Lighthouse Lane and Rivershore Drive) in the Occoquan Landing Common Areas.
- D. Occoquan Landing uses Dominion Wrecker Service at 703-730-6610.

#### **II. Reserved Spaces**

- A. All numbered spaces in Riverview Overlook are reserved for the sole use of the residents and guests of the home with the same number. No resident or guest may park in any numbered space not assigned to them without obtaining permission from the residents of the house to which the space has been assigned. Only owners may assign their spaces to other residents or their guests.
- B. Only one vehicle may be parked per space; however, a motorcycle may be parked between 2 vehicles parked in a unit's 2 reserved spaces as long as the arrangement does not infringe on adjacent parking spaces. Motorcycles may not be parked between the curb and a vehicle. If there are no parking spaces on both sides of a unit's reserved spaces, 3 vehicles may be parked in the unit's 2 reserved spaces.

#### **III. Resident Vehicle**

- A. A vehicle is determined to be a resident vehicle when it is parked in Occoquan Landing at least thirty (30) days in a six-month period; the days need not be consecutive.
- B. A note will be posted on the residence door indicating that a vehicle has been determined to be a resident vehicle. Resident will have five (5) days from the date on the posted letter

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to contact the President or designee listed in the letter to appeal the determination to the Board of Directors.

#### **IV. Visitor Hang Tag**

- A. A hang tag must be used when parking in a visitor space or a space on Rivershore Drive.
- B. It should be hung from the rear view mirror with the address clearly visible from the outside of the vehicle.
- C. If the address on the Visitor Hang Tag cannot be read from the outside of the vehicle, it will be deemed that there is no hang tag on the vehicle.
- D. Each home was provided with two Visitor Hang Tags. Visitor Hang Tags should convey with the property. Replacement tags are available for \$25 each. No property shall have more than two hang tags.
- E. If it is determined that there are more than 2 Visitor Hang Tags for a given address, parking privileges in Visitor Spaces and on Rivershore will be suspended for 6 months and vehicles using those passes will be subject to towing without notice. The determination notice may be appealed at the next advertised Board of Directors meeting.
- F. The Board of Directors may from time to time require replacement address labels to be affixed to the hang tag. The tag will not be valid if the replacement label is not affixed to the tag.

#### **IV. Visitor Parking Spaces**

- A. Spaces marked "Visitor" are provided for temporary use by guests only.
- B. Visitor spaces are not for resident vehicles. These spaces are not provided as permanent, parking spaces for any resident who may have more than two cars. . Residents including renters and boarders are not entitled to use the visitor spaces within Occoquan Landing as permanent or overnight parking. No residence is entitled to more than two parking spaces.
- C. Residences with more than two cars are expected to make arrangements for their other vehicles, e.g. park outside of the common areas belonging to Occoquan Landing, park on Rivershore Drive or use a space with permission of a neighbor who only has one vehicle.
- D. Vehicles parked in Visitor Spaces must hang on the rear view mirror a Visitor Hang Tag with the address clearly visible from the outside of the vehicle.
- E. Vehicle parking is temporary (no more than 2 days in any single parking spot).

#### **V. Rivershore Drive**

- A. Residents and visitors can park on Rivershore Drive on a first come first served basis.
- B. Vehicle parking is temporary (no more than 2 days in any single parking spot).
- C. A Visitor Hang Tag must be hung from the rear view mirror with the address clearly visible from the outside of the vehicle.

## **VI. Prohibited Vehicles**

The following vehicles are NOT permitted to be parked on any street or off-street area in Occoquan Landing. Such vehicles are subject to towing at the owner's expense.

- A. Large and/or overweight vehicles. Vehicles, whether marked or unmarked, with a gross vehicle size in excess of 784 cubic feet (16'x7'x7') or with a gross vehicle weight in excess of five thousand (5000) pounds, or a length in excess of sixteen (16) feet or a width in excess of seven (7) feet.
- B. Marked motor vehicles which contain any advertising or identification as to the owner, operator, use, activity, association, cause, educational facility, business or government on their exterior surfaces. Under normal circumstances, license plates, bumper stickers, window stickers and decals of a minor nature will not be considered as "advertising or identification" for the purposes of these regulations, however, the Board of Directors reserves the right to evaluate the markings of each vehicle on a case-by-case basis.
- C. Commercial vehicles may not park in Occoquan Landing except for the normal conduct of business. Commercial vehicles are defined as: (a) any vehicle, regardless of type, which has commercial signage permanently painted or otherwise attached to the vehicles; (b) vehicles with a commercial license plate; or (c) vehicles with ladder racks that have ladders, pipes or other equipment attached. This does not apply to rented vans and trailers parked overnight to load or unload or those engaged in the normal conduct of business.
- D. Utility service, municipal, moving van, delivery van, taxicabs, and other commercial/trucks are permitted to operate and park in the Occoquan Landing for the LENGTH OF TIME NECESSARY to perform their services. Such vehicles are NOT PERMITTED to park overnight within Occoquan Landing.
- E. Motor homes, recreational vehicles (RV's), including pickup trucks with camper caps higher than the cab, and campers, regardless of weight. There will be no overnight parking of campers, motor homes, boats, trailers, towed campers or recreational vehicles except the night before or the night of return from a trip. Vehicles in excess of 16 feet in length cannot be parked in Reserved or Visitor spaces.
- F. Abandoned/inoperable vehicles. Vehicles with expired license plates or inspection stickers, or inoperable due to missing parts, or flat tires are not permitted. Vehicles determined as such, will have a five (5) day REQUEST FOR STATUS label/tag attached to the vehicle requesting the owner to upgrade the vehicle to operable status. If no action is taken within the five (5) day period, the vehicle will be towed.
- G. Damaged vehicles where the body of the vehicle is broken, severely dented, crumpled, or, where parts are missing or hanging from the vehicle in such a manner as to causes dangerous injury or potential injury to residents or guests.
- H. Boats are not to be kept on any street or off-street area, nor visible on any property in Occoquan Landing.

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- I. Trailers. A trailers is any device used to haul a camper, mobile home, tent, boat, vehicle, motorcycle, bicycle or other item which is not self-propelled but must be pulled or pushed by another vehicle. Utility trailers are included in this definition.
- J. Unlicensed Motorcycles and Motor Driven Bikes. Unlicensed vehicles and drivers are prohibited from driving on all of the streets of Occoquan Landing. This applies to any motorized vehicle, e.g. car, motorcycle, moped, or motorbike

## **VII. Parking Violations**

Vehicles violating any of the following are subject to towing at the owner's expense.

- A. Vehicle(s) parked in reserved spaces of others upon the complaint of the person to whom the parking space is assigned, provided the reserved space is legibly marked by the house number on the curb. No vehicle will be towed from any reserved space not properly or legibly marked. It is the responsibility of the resident to maintain markings free and clear of ice, snow, leaves or other obstructions and to notify the Board of Directors in writing of space markings that become obscured or illegible from normal wear.
- B. Vehicles parked improperly so as to block sidewalks, or prevent, or deny access to, or use of a parking space by another resident or visitor.
- C. Vehicles parked within 15 feet of fire hydrants unless in a designated parking space
- D. Vehicles parked within 20 of an intersection unless in a designated parking space.
- E. Vehicles parked in fire lanes (designated by yellow curbing and signs).
- F. Vehicles parked in no parking areas designated by signs
- G. Vehicles parked so as to obstruct emergency vehicle access to any point within Occoquan Landing.
- H. Vehicles double-parked or parked perpendicular to parking spaces.
- I. Vehicles parked on sidewalks, lawns or off-street grassy areas.
- I. Motorcycles parked on front lawns or sidewalks. Motorcycles parked in backyards must be pushed, not driven, to and from the street.
- J. Vehicles parked in a visitor space or on Rivershore Drive without a hang tag.
- K. Resident vehicles parked in a visitor space.

## **VIII. Towing**

- A. Prohibited vehicles and vehicles parked in prohibited areas will be towed at the owner's expense without warning unless otherwise indicated in these regulations.
- B. If a vehicle is parked in an assigned space without permission, it is subject to towing without warning.
- C. If a parking violation is deemed by the Association President or his designee to be a safety hazard, the vehicle will be towed immediately without notice.
- D. If it is not an immediate safety issue, then only 1 warning ticket, which will serve as notice, will be attached to the vehicle in violation.

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- E. The President or his designee will have a copy of all warning tickets, a list of vehicles towed and a list of vehicles determined to be resident vehicles.
- F. If a tow truck is called and the owner of the vehicle comes out to move the vehicle when the tow truck is on the same street as the vehicle or adjacent street, the vehicle will not be towed if it is moved, but the property owner will be fined \$50 for the violation.

## **IX. Violations**

The Board of Directors of the Occoquan Landing Community Association reserves the right to suspend the parking rights of members found in violation of these regulations. After appropriate warning, residents who violate parking regulations may forfeit one of their designated parking spaces. The space will be redesignated for visitor use.

## **X. Authority**

### **A. Covenants**

1. ARTICLE II, Section 13. No motor home, trailer, boat or commercial vehicle of any kind shall be kept or parked overnight upon any portion of the Properties. Upon majority vote of the Board of Directors, and after ten (10) days written notice to the owner of any vehicle parked in violation of this covenant, the Association may remove such vehicle at the expense of the owner, thereof.
2. ARTICLE II, Section 14. No portion of the Properties shall be used for the major repair of vehicles.
3. ARTICLE IV, Section 2.(e) the right of individual Members to the exclusive use of parking spaces as provided in Section 3 and 4 hereof;
4. ARTICLE IV, Section 3. Subject to reasonable rules the Association shall designate at least one parking space conveniently located with respect to each living unit for the exclusive use of the Members residing therein, their families and guests. The use of such space by any other Member or person may be enjoined by the Association or the Members entitled thereto. The right to the exclusive use of such parking spaces and to its maintenance and designation by the Association shall be appurtenant to and shall pass with the title to each living unit.
5. ARTICLE IV, Section 4. The Association shall have the power to regulate parking and traffic within the Properties in any manner not inconsistent with the rights of the individual Members granted in Paragraph 3 of this article in order to provide adequate access for police, fire fighting and other public vehicles, to preserve the orderly flow of traffic, and to maintain roadway and parking areas within the Properties.

To the extent that it may otherwise be empowered by Law, the County of Prince William, Virginia, may enforce the traffic and parking regulations established by the Association within the Properties and may erect Standard Street and traffic signs.

### **B. By-Laws**

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1. Article VII. Section 2. Each residence shall have two parking spaces, designated by the Association, located on the common area in reasonable proximity to the residence. These designated parking spaces are for the exclusive use of the occupants of the residence, their families, and guests.

**Approved:** These regulations were approved by the Occoquan Landing Board of Directors on August 17, 2010 and amendments on October 19, 2010, February 15, 2011 and March 4, 2013.

**Effective Date:** The amended parking regulations will be effective from March 25, 2013.

#### **DOCUMENT HISTORY**

<b>APPROVAL DATE</b>	<b>EFFECTIVE DATE</b>
August 17, 2010	August 17, 2010
October 19, 2010	October 19, 2010
February 15, 2011	February 15, 2011
March 4, 2013	March 25, 2013