

**FAIRLINGTON MEWS CONDOMINIUM
COUNCIL OF CO-OWNERS**

POLICY RESOLUTION NO. 10-01

(Vehicle Parking/Towing)

WHEREAS, Article IV, Section 2 of the By-Laws of Fairlington Mews states: “The Board of Directors shall have the power and duties necessary for the administration of the affairs of the Council and may do all such acts and things as are not by law or by these By-Laws directed to be exercised and done by the co-owners”; and

WHEREAS, Section 55-79.80:2 of the Virginia Condominium Act (“Act”) empowers the Board to adopt and publish rules and regulations governing the use of Common Elements and to establish penalties for the infraction of such rules and regulations; and

WHEREAS, Article VI, Section 6(11) of the By-Laws provides that vehicles belonging to a co-owner or his/her family, guest, tenant or employee cannot be parked in such a manner as to impede or prevent access to another parking space, and further provides that the co-owners, their employees, servants, agents, visitors, licensees and family members shall obey the posted parking regulations and any other traffic regulations promulgated for the safety, comfort and convenience of the co-owners as well as all regulations formulated by the Board and pertaining to the parking spaces; and

WHEREAS, in order to assure equitable parking arrangements, as well as safe and attractive parking areas, the Board wishes to establish the following vehicle parking rules;

NOW, THEREFORE, BE IT RESOLVED THAT the following towing policies are hereby adopted by the Board:

1. Individual residents of Fairlington Mews are empowered to have any unauthorized vehicle which is parked in their assigned, reserved space in violation of this Resolution, the Condominium Instruments or the Code of Virginia, removed from the Condominium Property, at the risk and expense of the vehicle’s owner.
2. Residents are expected to manage the use of their assigned parking space. When an assigned parking space is occupied by an unauthorized vehicle, the resident shall be responsible for arranging for the removal of the vehicle by calling the towing company or operator listed on the parking lot signs, presenting proof of residence within the Condominium, and providing any authorization required by the towing company or operator.
3. Residents assume all liability and accountability for any damage or other legal consequences that occur due to their decision to authorize towing from their assigned, reserved parking space. The Council shall under no circumstances be held liable or accountable for any claims, suits, proceedings or damages associated with or in any way related to a resident’s decision to authorize a tow.

4. Vehicles may not be parked anywhere other than within the painted, marked spaces in the parking lots. Parking in unauthorized areas including, but not limited to, the sidewalks, grassy areas, any marked fire lanes, or the emergency access road to the Fairlington Mews Condominium swimming pool, and parking in such a manner as to utilize “piggy-back” parking or double parking, is expressly prohibited. Improperly parked vehicles will be subject to towing at the vehicle owner’s risk and expense. The Council’s managing agent or a Board member shall have the authority to have vehicles towed from any area where parking, other than that of emergency vehicles, is prohibited.
5. The request to tow or remove a vehicle from a Common Element area or Common Element parking space (spaces other than those assigned to residents) must be made by the Board, the managing agent or their duly authorized representative. While individual residents are encouraged to report to the Board or the managing agent any parking violations that occur in a Common Element parking space or Common Element area, individual residents are not authorized to contact the towing company or operator in order to request the towing or removal of such vehicles.
6. Any vehicle which is obstructing vehicular access or egress to, from or within the property, obstructing a fire lane or creating an emergency situation may be towed without regard to any other provision of this Resolution.
7. Unassigned parking spaces are for short term or visitor use only.

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RESOLUTIONS ACTION RECORD

Resolution Type _____ Policy _____ No. 10-01

Pertaining to: Vehicle Parking/Towing Policies

Duly adopted at a meeting of the Board of Directors of Fairlington Mews Condominium Association, held March 25, 2010.

Motion by: Chandra Burnside Seconded by: Seth Low

Officer	Title	Yes	No	Abstain	Absent
Thomas R. Corbin	President	X			
Seth Low	1 st Vice President	X			
Chandra Burnside	2 nd Vice President	X			
Ronald E. Patterson	Treasurer	X			
Renee Powlette	Secretary	X			

ATTEST:

Renee Powlette
Secretary

March 25, 2010
Date

Resolution Effective: March 25, 2010