

HAMLET CLUSTER ASSOCIATION

Parking Rules and Regulations

Adopted September 8, 2015

Section 1: General Information

- 1.1 The Board of Directors is authorized to enforce all applicable laws of the Commonwealth of Virginia and the County of Fairfax as well as the applicable covenants of the Reston Association. For example, vehicles parked in the Hamlet must be properly licensed, with current county sticker and safety inspection.
- 1.2 Owners, their tenants, employees, servants, agents, visitors, licensees and the families of owners shall obey all parking regulations that may be posed in the private streets, courts, and parking areas, and all other parking regulations promulgated in the future for the safety, comfort, and convenience of owners, their tenants, guests, and employees.
- 1.3 The private streets, courts, and parking areas of the Hamlet Cluster are private property and as such only owners, their tenants, employees, services, agents, visitors, licensees, and the families of owners may park there.
- 1.4 Every car on cluster property must be parked in a valid parking space. Valid spaces shall be designated by lines drawn on the parking lot and signs posted around the Cluster. Vehicles not parked in a valid space and non-qualified vehicles (as specified in Sections 2 and 3 of this plan) may be towed at the owner's expense.
- 1.5 Motorcycles shall use the reserved space assigned to the home for which they are a resident or guest and may share the space with a car, so long as both vehicles are within the assigned parking space.
- 1.6 Parts of these regulations may be adjusted at the discretion of the Board of Directors to accommodate unusual circumstances.
- 1.7 Cluster property shall be regulated by policy as described in Sections 2 and 3 of the plan. Resident Parking regulations are described in Section 2; Visitor Parking regulations are described in Section 3.
- 1.8 No vehicle repair or maintenance work is permitted on Hamlet Cluster property with the exception of changing flat tires or battery service.

Section 2: Resident Parking

- 2.1 Each property shall have at minimum one (1) specifically designated parking space for the exclusive use of the property's residents and their guests, subject to regulations of the Cluster. Properties on Still Brook Court, Briary Branch Court, Dry River Court and Mossy Creek Lane and designated sections of Middle Creek have two (2) designated parking spaces.
 - 2.1.1 Locations of the designated spaces shall be determined only by the Board of Directors.
- 2.2 Parking privileges may be suspended or revoked at such time that an owner is in violation of the Virginia Property Owner's Act or Cluster regulations. Vehicles parked in reserved spaces of a unit with suspended parking privileges are subject to towing at the owner's risk and expense.
- 2.3 Types of vehicles not permitted to be parked on Cluster property:
 - Business vehicles with permanent lettering advertising the business; magnetic lettering is permitted and should be removed when parking on Cluster property.
 - Vehicles with ladders and other items hanging over the back of the vehicle
 - Any vehicle longer than 220 inches or wider than 80 inches.

Section 3: Visitor Parking

- 3.1 Visitors may park in any space marked "Visitor" or the appropriate resident's reserved space.
- 3.2 Short-term visitors may park without a visitor's permit.
 - 3.2.1 Visitor spaces are for temporary use by non-residents. Resident vehicles may occupy a visitor space for no longer than 12 hours. No vehicle may be parked in Hamlet visitor spaces for greater than 5 days in any 60 day period without written permission from the Hamlet Board of Directors, requested through the management company. The Board of Directors shall have the sole discretion to determine appropriate use of Hamlet Visitor spaces.

Section 4: Notification and Enforcement

- 4.1.1 All owners and residents of the Hamlet Cluster will receive a copy of these regulations and their assigned parking spaces.

- 4.1.2 Residents should report violations to the management company by phone, email or the Hamlet website. Violations of the speed limit or fire lane regulations may be report directly to the police as well as the management company.
- 4.1.3 Towing of vehicles may only be done by the management company or a member of the Board of Directors, except that the Association's approved towing company may be contacted by the resident whose reserved space is being used by another vehicle. The towing company will require the resident to show proof of residency. If the vehicle is moved before the towing company arrives, there will be no cost to the resident.
- 4.1.4 Cars parked improperly in a resident's reserved spaces may be towed without notice. However, for the sake of neighborhood harmony, it is preferable if notice is given.
- 4.1.5 Vehicles parked in fire lanes or blocking the street, and vehicles whose owners are using Cluster property for public parking may be towed without prior notice.