

# Hamlet Cluster

## Parking Rules & Regulations

Adopted September 10, 2019

### **Section 1: General Information**

- 1.1 The Board of Directors is authorized to enforce the Hamlet Cluster covenants as well as the applicable covenants of the Reston Association.
- 1.2 Owners, their tenants, employees, contractors, agents, visitors, licensees and the families of owners shall obey all parking regulations that may be established for the Cluster's 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, contractors, agents, visitors, licensees, and the families of owners may park there, subject to the rules and regulations set forth herein.
- 1.4 All vehicles 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 these regulations) may be towed at the owner's expense.
- 1.5 Vehicles may not be parked in a way that obstructs the flow of traffic or movement of other vehicles, and vehicles may not park in fire lanes or other prohibited areas. Violators are subject to immediate towing without notice and at their own expense.
- 1.6 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 fit completely within the assigned parking space.
- 1.7 Parts of these regulations may be adjusted at the discretion of the Board of Directors to accommodate unusual circumstances.
- 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 home within Hamlet Cluster shall have at minimum one (1) specifically designated parking space for the exclusive use of the home's residents and their guests, subject to regulations of the Cluster.

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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. Parking spaces constitute reserved Common Area and are allocated at the sole discretion of the Board of Directors.
- 2.2 Parking privileges may be suspended at such time that an owner is in violation of the Virginia Property Owners' Association Act or Cluster regulations, or if an owner more than sixty (60) days' delinquent in the payment of assessments. Before suspending privileges, the owner will be provided with notice and appropriate process, including an opportunity to be heard before the Board of Directors. Vehicles parked in reserved spaces of a Lot with suspended parking privileges are subject to towing at the owner's risk and expense.
- 2.3 Types of resident 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 or side of the vehicle.
  - Junk or inoperable vehicles may not be parked on Hamlet property.
  - No vehicles with expired license plates, expired inspection stickers, or otherwise violating applicable Virginia and Fairfax County laws are permitted to be parked on the property.
- 2.4 Portable Storage Units (also known as "PODs") may be placed in a resident's reserved parking space for no longer than 7 days. Property owners are responsible for any damage to the parking area caused by the storage unit. Written permission from the Board of Directors is required to extend use of a storage unit beyond 7 days.
- 2.5 All vehicles parked in Hamlet spaces for more than 60 days must be legally licensed and registered per the laws and regulations of Fairfax County and the Commonwealth of Virginia

### **Section 3: Visitor Parking**

- 3.1 Visitors may park in any space marked "Visitor" or the assigned space of the residence to which they are visiting.
  - 3.1.1 Visitor spaces are for temporary use by non-residents. No vehicle may be parked in Hamlet visitor spaces for greater than 72 total hours in a 30 day period without written permission from the Hamlet Board of Directors, requested through the management company. Residents may not park in visitor spaces.
  - 3.1.2 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 of the Hamlet Cluster will receive a copy of these regulations and their assigned parking spaces. Owners with tenants or guests are required to provide these regulations to their tenants and guests.
- 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 reported directly to the police as well as the management company.
- 4.1.3 Towing of vehicles may only be approved by the management company or a member of the Board of Directors, except that the Association's approved towing company may be contacted by a resident whose reserved space is being used without permission. 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. Nothing set forth herein creates an agency relationship and the Association specifically asserts that the members are not authorized to act as agents of the Association.
- 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. The approved towing company is listed on the Hamlet website.
- 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. Management and/or the Board of Directors may determine to have any vehicle towed without notice if it is determined that the circumstances justify doing so.