



Shadowwood Condominium Association
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SHADOWOOD CONDOMINIUM ASSOCIATION

POLICY RESOLUTION 2007-05

PARKING LIMITATION, DECAL PARKING AND TOWING

WHEREAS, The Board of Directors shall have the responsibility for the maintenance, repair, replacement or improvement of the General and Limited Common Elements; and

WHEREAS, The Board of Directors shall have full authority to make and enforce such Rules and Regulations for the administration of the Property and the affairs of the Association; and

WHEREAS, Each Unit Owner, his family, tenants, guests and employees, and any other persons that might use the facilities of the development in any manner are subject to the governing documents of the Association, including the policy decisions of the Board of Directors and the Rules and Regulations,

NOW THEREFORE BE IT RESOLVED THAT, under the physical limitations of the property, there being a maximum of 695 parking spaces for the 450 units of the development, it became necessary for the Board of Directors to establish an equitable allowance of use of the parking spaces which, according to the Master Deed, are specifically named as part of the Common Elements, for recognized Unit Owners and their bona fide tenants. To assure equitable and reasonable use of the parking areas it has become necessary to limit the number of parking spaces available for use by any one unit to **TWO ONLY PER UNIT**; to require that all vehicles housed upon the property be registered with the Association, be issued and to display as described herein a valid Shadowwood Condominium Association parking decal; to have towed from the property any vehicle without a valid Shadowwood Condominium Association parking decal between the hours of 11:00 p.m. and 7:00 a.m. daily, at the sole risk and expense of the owner of the vehicle.

Further, the Board of Directors declares that recognized Unit Owners and their bona fide tenants, as defined herein, have a superior right to use of the available parking spaces before any other persons. And, furthermore, such use shall be on a reasonable and equitable basis: no Unit Owner and no tenant of a Unit Owner may use the Common Elements, including the parking spaces, so as to interfere with the right of the equal use by all other Unit Owners or their tenants, including, taking by use more than two parking spaces per unit.

The Board of Directors hereby reaffirms that one, marked reserved parking space allotted to each unit, in effect upon the property since 1981, shall remain in effect, but the Board of Directors neither implies nor makes any claim whatsoever that the balance of the parking spaces which are not marked or reserved will be sufficient to park a second vehicle of all units, and declares these spaces to be available for use only on a first come, first served basis.

Vehicles permitted to be housed on the property by the residents of each unit shall be registered annually with the Association. Vehicles must also be registered between the annual effective and expiration dates of the decals, prior to the effective date of the settlement or lease on the unit or on the day of move in by a new resident Unit Owner or his/her tenants' vehicle(s). Upon acceptance of the parking application the Association shall issue two SCA parking decals for use by the residents of the unit. The decals must be displayed on the front bumper of the driver's side or hung on the rear view mirror (hangers are provided by the Association) or the vehicle shall be subject to towing by the Association at the sole risk and expense of the owner of the vehicle at any time between the hours of 11:00 p.m. and 7:00 a.m. on a daily basis.

SCA parking decals shall be issued only to recognized Unit Owners or bona fide tenants provided a current and complete Unit Owner Status Report (UOSR) and is on file with the Association by the Unit Owner of the

unit at the time application is made for the decals. In the event the Unit Owner exercises his right to rent his unit, in addition to a current UOSR, a current valid Lease, a certificate of insurance and, if necessary, an Exhibit A and an Exhibit B to the Lease, must be on file with the Association, according to the By-Laws of the Association, at the time application is made for the decals. Fifteen (15) day temporary permits may be issued providing the new resident is able to provide a copy of the Lease or Pre-Occupancy Agreement pending receipt of a current UOSR and/or an Exhibit A and an Exhibit B. No permanent decals will be issued to any resident without the above documentation on file and the move-in fee paid (Policy Resolution 2006-03).

If a resident wishes to have guests park on the property during the towing curfew, that is, 11:00 p.m. to 7:00 a.m. daily, one or both decals may be temporarily displayed in the guest vehicles(s), but the resident must then remove one or both of his vehicles, now without decals, from the property. In the event the resident has less than two vehicles to be housed upon the property, one or both decals may be issued for occasional guest parking. However, no resident may use any decal for the purpose of allowing another resident the use of more than two parking spaces upon the property, or allow any non-resident to house a vehicle upon this property. Only decals issued by the Association are valid. Facsimile or counterfeit decals are not valid and any vehicle displaying such decals will be subject to towing at any time at the sole risk and expense of the owner of the vehicle. Such decals will be confiscated by the Association as evidence and the Unit Owner of the unit to which the decal number was issued will be called to a hearing in accordance with Policy Resolution 2005-07. The fraudulent decal may be returned to the Unit Owner at the hearing. As a result of the hearing, the decals issued to the unit shall, without further notice, be declared invalid and a new vehicle registration form must be filed and new decals purchased. The Board of Directors declares that such use of the parking decals is an intent by both parties to violate the parking restrictions, and thus interfere with the right of all other Unit Owners or their residents to an equal use of the Common Elements by occupying parking spaces intended for use by other residents. The reasonableness of parking two vehicles per unit for total a of 900 vehicles to park on 695 parking spaces is based on the assumption that some units at any given time will be vacant, that some residents will house less that two vehicles upon the property at any given time, and that the residents of some units will not park their vehicles upon the property due to their absences while on business, vacations, etc., from time to time.

Unit Owners are responsible for properly notifying their tenants of these regulations and for providing to the Association the required documentation on leased units in order for the Association to issue parking decals to the tenant. The Association accepts no liability or responsibility for such notification to tenants, since it is the obligation, under the By-Laws, of all Unit Owners who rent their units to comply with the Condominium Instruments.

Parking decals shall be valid from 12:01 a.m. on May 1 each year, through midnight of April 30 of the succeeding year. There will be no charge for annual issuance of SCA parking decals, except as stated in the Rules and Regulations Governing Parking.

The Association shall post both the South Lakes and Soapstone entryways with signs stating parking by decal only, and towing in effect upon the property, and shall post the same notice on the bulletin boards in each stairwell of the residential buildings.

This Policy Resolution 2007-05 supersedes in its entirety Policy Resolution 1993-01 and is effective immediately. This Policy Resolution shall become part of the Resale Package and any fees and charges described herein shall be added to the list of fees and charges of the Resale Package.

November 17, 2007

BY: _____
Brian Olivia, President

Board of Directors

I hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Board of Directors of the Shadowood Condominium Unit owners' Association this 17th day of November 2007, and is effective immediately on the date attested hereto.

ATTEST: _____

Michael Santos, Secretary
SHADOWOOD CONDOMINIUM UNIT OWNERS' ASSOCIATION

NOT FOR RESALE DISCLOSURE PURPOSES

RESOLUTION ACTION SHEET

Resolution Type: Policy No. 2007-05

Pertaining to: **PARKING LIMITATION, DECAL PARKING AND TOWING**

Duly adopted at a meeting of the Board of Directors held on November 17, 2007

Motion by: _____

Seconded by: _____

Vote:	YES	NO	ABSTAIN	ABSENT
Brian Olivia President	_____	_____	_____	_____
Michael Santos Secretary	_____	_____	_____	_____
Rodgerick Newhouse Vice President	_____	_____	_____	_____
Skipp Galythly Director	_____	_____	_____	_____
Christina Squatrito Director	_____	_____	_____	_____

ATTEST:

Michael Santos, Secretary

File:

Book of Minutes - 2007

Book of Resolutions:	Book No.	Page No.
Policy	1	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: November 17, 2007.