

Wexford Conservancy
Parking Rules and Regulations

- I. No vehicle shall be parked on common areas in such a manner as to obstruct other parking spaces, or park in another resident's reserved space without authority.
- II. No vehicle shall park on common areas in such a manner as to block one or more vehicles or occupy more than one space.
- III. No vehicle shall park in a fire lane, or in fire turn-arounds, as designated by Prince William County Department of Fire and Rescue.
- IV. No vehicle shall park on lawns or grassy areas, sidewalks, walkways or patio areas, or park in any other common area, without written authorization of the WEXFORD Conservancy Property Manager or other official appointee of the Board of Directors. Nothing shall be stored upon any parking space, nor shall the same be permitted to accumulate trash or debris.
- V. No vehicle shall park as to block or impede access to mailboxes.
- VI. Visitor parking is provided for the use of WEXFORD Conservancy guests. Homeowners and residents are requested to not park their vehicles in visitor parking. Homeowners and their tenants are requested to utilize their allocated parking spaces in order to maintain spaces for all visitors.
- VII. No signs, initials, numbers or any other alteration to parking spaces may be painted, marked or erected.
- VIII. No vehicle may park parallel to any curb or any townhome street in WEXFORD Conservancy.
- IX. Wexford Conservancy homeowners, their tenants and visitors shall not park boats, recreational vehicles, boat trailers, or any other trailers, in any parking space in Wexford, except as provided herein or as authorized in writing by the Wexford Conservancy Property Manager or other official appointed by the Wexford Conservancy Board of Trustees. Boats, recreational vehicles and trailers can be parked for a period not to

exceed ten (10) hours for the sole purpose of loading and unloading.

- X. Trucks and commercial vehicles are permitted temporary access to Wexford streets and parking areas if they are delivering to, or furnishing services to a Wexford home, provided that the vehicle is not parked within Wexford for more than ten (10) hours in any twenty-four (24) hour period.
- XI. Except for trucks or commercial vehicles, as referenced in paragraph X above, no truck or commercial vehicle other than a standard size van or pick up truck, that will fit wholly within a parking space, shall be parked on any common areas, street, lot or building site, except wholly within a garage.
- XII. Inoperable or abandoned vehicles, as defined by Virginia State law and the Prince William County Code, shall not be parked on Wexford property. Vehicles, which leak fluids pose a hazard to the community asphalt and may lead to toxic runoff into the storm sewers, and thus, such vehicles may not be parked in Wexford. In addition, all vehicles shall be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearance as determined by the Board of Trustees.
- XIII. Damage or Destruction: In the event that any Private Streets or Common Parking Area is damaged or destroyed:
- 1) Through the act of the owner or any of his tenants, agents or guests or members or their families (whether or not such act is negligent or otherwise culpable) it shall be the obligation of such Owner to rebuild and repair the Private Street or Common Parking Area without cost to the other Owners of that Private Street or Common Parking Area.
 - 2) Other than through the act of an Owner, his tenants, agents, guests or families (including any damage or deterioration due to ordinary wear and tear and lapse of time), it shall be the obligation of all Owners of the Townhome Cluster Association to rebuild and repair such Private Street or Common Parking Area. The maintenance reserve provided for in the Declaration of

Covenants, Conditions and Restrictions, Article III, NEIGHBORHOOD ASSESSMENTS, Section 6. Reserve Accounts is designed to provide for repair of its private streets and parking areas that require repair due to deterioration from ordinary wear and tear and lapse of time and is not designed to repair damage which is attributable to a Lot Owner's or his tenants', agents', guests', or family's intentional acts or negligence.

- XIV. Persons authorized to contact the Towing Agent for parking violations are outlined below:
- A. For violations where a resident's designated parking space is occupied and/or blocked by an unauthorized vehicle as outlined in paragraph I & II, the resident is authorized and will contact the Towing Agent.
 - B. For all other violations as outlined below, only Wexford Managing Agent and/or Board of Trustees or other official appointee of the Board of Trustees may initiate towing: (1.) Parking on Common areas; (2) Parking in a visitor space in violation of the restrictions set forth in paragraph VI.
 - C. For violations of parking in a designated fire lane, residents may call Prince William County Police Department at 703/792-6500. The Prince William County Police are authorized to enter any fire lane for the purpose of enforcing the "No Parking or Standing" provisions. Any police officer or representative of the Fire Marshal's Office who finds any vehicle in violation shall have the authority to remove such vehicle at the owner's expense.
- XV. The Towing Agent for Wexford Conservancy is: Ideal Towing, with principal office at 7412 Hoadly Road, Manassas, VA 22111, 703/690-8081. The Towing Agent is responsible for notifying the Prince William County Police Department of all pertinent and required information concerning the vehicle removed from Wexford property. Signs providing the phone number of the Prince William County Police Department have been posted at each Wexford entrance. Vehicles may be towed immediately without warning from the property, and stored at the vehicle owner's risk and expense if parked as prohibited by this Resolution OR if deemed hazardous or could cause

damage or injuries as determined by the Board of Trustees.

XVI. Homeowners and residents are responsible for their renter's and visitors compliance with the Wexford Parking Rules and Regulations.

XVII. Motorized vehicles are to be operated in accordance with existing county, state and federal regulations. Drivers will control and operate their vehicles in a safe and prudent manner. The speed limit in Wexford is 15 mph, and is not to be exceeded.

XVIII. Nothing in this resolution shall be construed to hold Wexford Conservancy, its Board of Trustees, employees, committee or designees responsible for damage to vehicles or loss of property from vehicles parked within the Wexford Conservancy. Vehicles and their contents parking within Wexford are at the sole risk of the owner(s) thereof.

Definitions:

"Commercial Vehicle" means any vehicle, regardless of capacity, with commercial or government agency lettering or insignia or which displays advertising letters or symbols, whether temporarily or permanently affixed to the vehicle, except for law enforcement and fire and rescue vehicles; any vehicle with a rated carrying capacity of 2,000 pounds or more; any vehicle regardless of capacity, which displays or which is licensed as a "for hire" vehicle; garbage trucks; tractors or trailers; dump trucks; tow trucks; passenger buses; cement trucks; construction equipment; and commercial vehicles more than 16 feet long including stake bed trucks, flat bed trucks, box trucks and step vans. Law enforcement and fire and rescue vehicles kept within Wexford on a regular basis shall park in accordance with these regulations with respect to the parking of personal vehicles.

"Trailer" means any device that is not self-propelled, but which is designed for and capable of, being pulled upon the public roadways by a motorized vehicle, such as a boat trailers, utility trailers, mobile homes, and pop-up campers.

"Inoperable motor vehicle" shall mean any motor vehicle, which displays neither valid license plates nor a valid Prince William County inspection decal, is not in operating condition, or which for a period of twenty-four (24) consecutive hours or longer has been partially or totally disassembled.