

**WEXFORD CONSERVANCY  
RESOLUTION #2022-03  
PARKING RULES AND REGULATIONS**

**WHEREAS, Article IV, PARKING,** of the Supplemental Declaration of Covenants, Conditions and Restrictions, the Conservancy shall promulgate such rules and regulations needed to regulate the use of any parking areas that may be constructed or authorized on Neighborhood Common Area for the benefit of all Owners of lots or Living Units within the Neighborhood, which rules and regulations may include assignment of parking spaces;

**WHEREAS, Article III, Section 3. Board of Trustees. (c.2),** of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) empowers the Board of Trustees to establish uniform rules and regulations pertaining to the use of the property, as provided in Article IV and VI and to review, modify, and approve Architectural standards adopted by the Architectural Review Board;

**WHEREAS, Article V, PROTECTIVE COVENANTS, Section 3. Vehicles.** No portion of the property subjected hereto shall be used for the repair of motor vehicles. Use and storage of all vehicles and recreational equipment upon the Common Area and Lots or upon any street, public or private, adjacent thereto shall be subject to rules promulgated by the Board of Trustees as provided herein;

a) All motor vehicles including, but not limited to, cars, trucks, trail bikes, motorcycles, motorized scooters, and dune buggies must be street legal and shall be driven only upon paved streets and parking lots. No motor vehicles shall be driven on pathways or Common Areas, except such vehicles as are authorized by the Conservancy as needed to maintain, repair, or improve the Common Area. This prohibition shall not apply to normal vehicular use of designated streets and lanes constructed on Common Area.

b) Parking of all commercial and recreational vehicles and related equipment, including boats and boat trailers, other than on a temporary and non-recurring basis, shall be in garages or in areas approved by the Conservancy for such parking. No such area for approved parking exists nor is one currently contemplated by the Conservancy. There shall be no parking of commercial and recreational vehicles anywhere within public view; parking of commercial and recreational vehicles shall be restricted entirely to garages and enclosed areas. If a truck-mounted camper is to be an Owner's primary means of transportation, it shall not be considered a recreational vehicle providing it meets the following conditions: (a) the vehicle is moved on a daily basis; and (b) it is parked within a garage or driveway; and (c) if the camper is removed, it shall not be stored within Wexford unless it is within an enclosed garage.

**WHEREAS, Article V, PROTECTIVE COVENANTS, Section 17. Rules.** From time to time the Board of Trustees shall adopt rules, including, but not limited to, rules to

implement the provisions of this Article and such rules as are required herein. Such rules may be adopted or amended by a two-thirds (2/3) vote of the Board of Trustees, following a public hearing for which due notice has been provided to members.

**WHEREAS, Article VI, USE OF PROPERTY, Section 1. Protective Covenants. (d) Rules.**, of the CC&Rs, empowers the Board of Trustees to adopt general rules, including, but not limited to, rules to regulate potential problems relating to the use of property and the well-being of members, such as keeping of animals, storage and use of all vehicles, storage and use of machinery, use of outdoor drying lines, antennas, signs, trash and trash containers, maintenance and removal of vegetation on the Properties, and the type and manner of application of fertilizers or other chemical treatments to the Properties in accord with non-point source pollution control standards.

**WHEREAS, Article VI, BOARD OF TRUSTEES, Section 8. Duties, (d)** of the By-Laws, empowers the Board to adopt and publish rules and regulations, including fees, if any, governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to include these in the Book of Resolutions;

**WHEREAS, Architectural Review Board. K. Maintenance Guidelines. 17. Storage of Boats, Trailers, Campers, Mobile Homes, or Recreational Vehicles.** No recreational vehicle may be parked or stored in open view on residential property, public or private streets, or on open space, except as specifically provided by the Conservancy. Commercial storage is available locally. The Board of Trustees has defined "recreational vehicle" as follows:

1. Any boat or boat trailer.
2. Any motor home or other self-contained camper.
3. Any camper slip-ons where the camper backs are higher than the roof line of the cab of the truck.
4. Any mobile home, trailer or fifth wheel trailer.
5. Any pop-up camper/tent trailer or other similar recreation oriented portable or transportable facility of conveyance.
6. Any other vehicle not defined above which could not normally or regularly be used for daily transportation including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.
7. Any trailer.

**THEREFORE**, it is the conclusion of the Board of Trustees that the unregulated parking of vehicles, including commercial trucks, commercial vehicles, trailers, and junk cars on Wexford property is inconsistent with the beneficial use and enjoyment of the properties within Wexford by the residents of the community and that the afore-described parking restrictions are essential to maintaining and preserving Wexford common areas;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Trustees of the Wexford Conservancy does hereby adopt as official policy, the attached rules and regulations concerning parking within Wexford; and

**BE IT FURTHER RESOLVED**, that the Board of Trustees shall have the authority to grant a temporary variance to the established parking policy providing that all requests for variances are made in writing to the Managing Agent. Variances may be revoked upon any failure to comply with the stipulations of the variance.

**BE IT FURTHER RESOLVED**, that the attached rules and regulations shall take effect thirty (30) days after the date hereof following posting to the Wexford website and shall be enforced as of **January 1st, 2023**. Hard copy distribution to all Wexford homeowners and tenants will follow within 30 days. Prince William County Police and Virginia State Police are empowered to ticket, boot and/or tow violators parked in designated fire lanes and/or designated handicapped parking spaces and/or in violation of any state vehicle registration or titling law.

**BE IT FURTHER RESOLVED**, that nothing contained herein may prohibit the Board of Trustees from amending afore-described parking restrictions in the future. All remedies are deemed to be cumulative. This policy becomes effective on **January 1st 2023**, and supersedes all previous resolutions on parking.

**Board of Trustees  
WEXFORD CONSERVANCY  
November 17, 2022**

## 1. Registration

- a. All homeowners, residents, occupants, and tenants must register all vehicles that they intend to park on Wexford property using the Vehicle Registration Form.
- b. Vehicles parked in designated homeowner spaces will not need a parking pass. One overflow hangtag (to be hung on the rearview mirror) will be issued to each residence for a third vehicle that may park in overflow parking. A maximum of three vehicles is permitted to park in the neighborhood at any time.
- c. New homeowners, residents, occupants, and tenants must register their vehicles within thirty (30) days of moving into any Wexford property.
- d. Any homeowner, resident, occupant, or tenant failing to register their vehicle with the Conservancy may incur a temporary loss of parking privileges for everyone at the property.

## 2. Safety

- a. 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 CONSERVANCY is 15 miles per hour.

## 3. Parking Rules

- a. Each Wexford unit is provided two assigned parking spaces for exclusive use. Each non-garage unit's parking spaces are designated by unit lot number. Each garage unit contains one parking space within the garage and one in the driveway. Homeowners, residents, occupants, and tenants may only park their registered vehicles in their own units' assigned spaces.
- b. Homeowners and residents are responsible for ensuring that their renters and/or visitors comply with the WEXFORD CONSERVANCY Parking Rules and Regulations.

### c. General Parking

- i. All parked vehicles shall occupy no more than one marked parking space. This rule applies to patio areas, unpaved areas, and walkways.
- ii. No parked vehicle shall obstruct a fire lane or fire turn-around, as designated by Prince William County Department of Fire and Rescue. These areas are marked by a yellow curb.
- iii. No parked vehicle shall block sidewalks.
- iv. No parked vehicle shall block other vehicles.
- v. No parked vehicle shall impede access to mailboxes.
- vi. Nothing shall be stored upon any parking space, nor shall any parking space be permitted to accumulate trash or debris.

For the sole purpose of moving into or out of a property in Wexford, a portable storage container such as a Portable on Demand Storage (PODS) unit or trailer may be placed in a single parking space assigned to that property for a maximum of three (3) days. **Permission to do so must be requested and approved a minimum of three days in advance by the Managing Agent.** Failure to obtain permission or remove the storage unit within the allowed time period may result in removal of the storage unit at the expense of the person who rented/leased it.

- vii. No parking space shall be altered in any way.

- viii. The following vehicles shall not be parked within Wexford unless noted elsewhere in this document. See “Temporary Parking” below.
  1. Boats
  2. Trailers
  3. Recreational Vehicles
  4. Commercial Vehicles
  5. Oversize Vehicles
  
- ix. Inoperable or Abandoned Vehicles
  1. 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.
  2. Whereas vehicles which leak fluids pose a hazard to the community asphalt and may lead to toxic runoff into the storm sewers, inoperable or abandoned vehicles, as defined by Virginia State law and the Prince William County Code, shall not be parked on WEXFORD CONSERVANCY property.
  3. Through the act of the owner or any of their 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.
  4. Other than through the act of an Owner, their tenants, agents or guests or family members (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 Owners’ or his tenants’, agents’ guests’, or family’s intentional acts or negligence.

## d. Temporary Parking

### i. Commercial Vehicle Access

1. Trucks and commercial vehicles are permitted temporary access to WEXFORD CONSERVANCY streets and parking areas if they are delivering to, or furnishing services to a WEXFORD CONSERVANCY home, provided that the vehicle is not parked within WEXFORD CONSERVANCY for more than ten (10) hours in any twenty-four (24) hour period.
2. Trucks and commercial vehicles owned by or assigned to homeowners, residents, occupants, or tenants may only occupy a parking space within Wexford for no more than one (1) hour for the purposes of loading, unloading, or washing.
3. The following vehicles may be parked temporarily within Wexford for the sole purpose of loading/unloading, not to exceed ten (10) hours.
  - a. Trailers
  - b. Recreational Vehicles
  - c. Moving Trucks

### ii. Visitor Parking

1. Any vehicle parked in a Visitor parking space must display a valid Visitor Pass, clearly seen from outside the vehicle.

The following locations are permitted:

- a. hanging from the rearview mirror
- b. on dashboard and clearly visible through the windshield

Visitor Passes may be requested from the Managing Agent. Discretion to determine whether a vehicle meets the criteria as a legitimate visitor vehicle resides solely with the Board of Trustees.

2. In lieu of an official Visitor Pass, a legible note at least 3 inches high and 5 inches wide with large bold writing may be used. (This does not apply to Long Term Guests as stated below.) This note must include the Wexford home address or the Wexford lot number related to the visit.
3. A resident must request an official Visitor Pass from the Managing Agent on behalf of a Long-Term Guest.

4. No vehicle owned by, operated by, titled to, registered, or entrusted to a homeowner, occupant, resident, or tenant shall occupy a visitor parking space, unless a temporary variance has been granted by the Managing Agent.

iii. Overflow Parking

1. A registered vehicle may be parked for up to twenty-four (24) consecutive hours in a Wexford Overflow Parking space.

4. Enforcement

- a. A resident is authorized to request towing service directly from the Towing Agent when:
  - i. A resident's designated parking space is occupied and/or blocked by an unauthorized vehicle as outlined above. Residents should be prepared to provide proof of their identity, their allocated parking space number, and the unauthorized vehicle's model, color, and license plate details.
  - ii. A designated fire lane or fire-turnaround is blocked. In addition, residents may call the Prince William County Police Department. 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.
- b. For all other violations of this document, only WEXFORD CONSERVANCY Managing Agent and/or Board of Trustees or other official appointee of the Board of Trustees may initiate towing.
- c. The Towing Agent for WEXFORD CONSERVANCY can be found in newsletters, signs posted at the entrances of the community, and on the Wexford website [www.WexfordPWC.org](http://www.WexfordPWC.org). 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 CONSERVANCY property. Signs providing the phone number of the Prince William County Police Department have been posted at each entrance. Vehicles may be towed immediately and 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.
- d. For any violation of the Wexford Conservancy Parking Regulations a homeowner, resident, occupant, or tenant may be subject to having their vehicle towed without notice. In addition, the Board of Trustees may also

vote to assess the homeowner for Fifty Dollars (\$50.00) for a single offense or Ten Dollars (\$10.00) per day for any offense of a continuing nature. Repeat offenses may result in the revocation of parking privileges within the Conservancy's property.

## 5. Indemnity

- a. 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 CONSERVANCY are at the sole risk of the owner(s) thereof.

## 6. Definitions

- a. **“Commercial Vehicle”** shall mean:

- i. Any vehicle, regardless of type or 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; Note: Law enforcement and fire and rescue vehicles kept within the Conservancy on a regular basis shall park in accordance with these regulations with respect to the parking of personal vehicles.
- ii. Any vehicle regardless of type or 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; including stake bed trucks, flatbed trucks, box trucks and step vans

- b. **“Illegal or Inoperable motor vehicle”** shall mean:

- i. Any motor vehicle, which displays neither a valid license plate nor a valid inspection decal
- ii. Any motor vehicle which has out of state plates and has not been properly titled and registered with the DMV within thirty (30) days of moving into Virginia as required by Virginia Law
- iii. Any motor vehicle which is not in operating condition, or which for a period of twenty-four (24) consecutive hours or longer has been partially or totally disassembled

- c. **“Long term guests”** shall mean any occupant or dweller not normally residing at the residence.

- d. **“Occupant”**: one who occupies a particular place; especially: Resident.



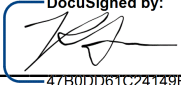
- e. **“Registered Vehicle”** shall mean any vehicle registered with the Conservancy whether it belongs to a resident, tenant, occupant or long term guest.
- f. **“Resident”** shall mean anyone whose name appears on the properties’ mortgage or lease papers: to be in residence as the incumbent of a benefice or office; to dwell permanently or continuously: occupy a place as one’s legal domicile.
- g. **“Tenant”** shall mean anyone who is an occupant or dweller of a town home in the Conservancy but whose name does not appear on the deed. Tenants include spouses, parents, children, relatives, and long-term guests:
  - i. one who holds or possesses real estate or sometimes personal property (as an annuity) by any kind of right
  - ii. one who has the occupation or temporary possession of lands or tenements of another, specifically: one who rents or leases (as a house) from a landlord
- h. **“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 boat trailers, utility trailers, mobile homes, and pop-up campers.
- i. **“Truck”** means any powered source of transportation which has a cargo bed area in excess of 45 square feet. Notwithstanding, and in addition to the foregoing, the following are each deemed to be a “truck” for the purposes of these regulations:
  - i. Any vehicle with roof or side racks designed to hold ladders or other construction apparatus, regardless of whether such apparatus is present
  - ii. Any vehicle which uses wood, metal, or other materials to extend the height of the sides or to increase cargo capacity
  - iii. Any vehicle which has, as its primary purpose, the towing of other vehicles, the removal of snow, or which clearly is not intended to be used for personal transportation purposes
- j. **“Visitor Vehicle”**: A visitor vehicle is defined as a vehicle that is not registered in the Conservancy.
- k. **“Wexford Overflow Parking”** is parking within Wexford designated by the Conservancy as being available on a first come, first served basis for "registered vehicles" driven on a daily basis Wexford Overflow Parking is not intended to be a storage area for a third vehicle. If a residence has

three active drivers who are driving three vehicles on a daily basis, then one vehicle may be parked in overflow parking. If a residence has only two active drivers and three vehicles, then the third vehicle may not be parked in overflow parking, because to do so would in effect be storing the vehicle in Overflow Parking.

I hereby certify that the foregoing Parking Committee Charter was duly adopted by the Board of Trustees of the Wexford Conservancy, this 17th day of March, 2022. This Charter shall supersede and replace all previously adopted charters concerning the Parking Committee.

This Resolution will become effective 1 January, 2023.

WEXFORD CONSERVANCY

By:  11/21/2022  
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Robert Hoover, President

Board of Trustees

Motion to Accept:

Robert Hoover

Motion to second:

William Kersey

Vote to Accept:

Christian Maull

Ralph Bennett

Lenore Boissiere