

SUMMER'S GROVE HOMEOWNERS ASSOCIATION PARKING POLICY

(Effective - July 2005; Revised - November 15, 2007)

- Purpose:**
- 1) to prevent unauthorized vehicles from parking in the community;
 - 2) to bring Summer's Grove HOA into compliance with the rules and regulations listed on the site plan as required by the City of Alexandria.

I. VISITOR PARKING

Hangtags

All visitors parking in the visitor's parking spaces at Summer's Grove HOA must display a parking hangtag (permit/pass) from the rearview mirror or the dashboard of their vehicle **AT ALL TIMES**. Violators may be towed at their own expense. Hangtags must be clearly visible from the outside of cars.

- Hangtags are the property of Summer's Grove HOA for the exclusive use of guests visiting Summer's Grove HOA residents. Any unauthorized use or duplication of the hangtags is prohibited and will result in forfeiture of the hangtags.
- If you move or sell your home, the visitor's hangtags are to be returned to either the buyer, the management company, a Board member or other authorized representative of the Association.
- Residents are responsible for providing hangtags to visitors. Two numbered hangtags with Summer's Grove Parking Permit are issued to each home. Contact the Management company for additional one-day only passes for special occasions.
- A hangtag does not guarantee any visitor a parking space. Visitor parking is available on a first come, first serve basis.
- Visitor hangtags are not transferable and may not be leased to anyone.
- Lost hangtags can be replaced at a cost of \$25.00 per hangtag. New owner(s) can obtain hangtags at no charge in the event that the prior owner did not return hangtags before leaving Summer's Grove HOA.

II. PROHIBITED PARKING INFORMATION

Page 1A, section 9A of the site plan for this community states that residents are "prohibited from parking in the visitor parking spaces and will be subject to towing should they violate this restriction." In addition, visitor parking is NOT to be used for vehicle storage of any kind. Please remember that vehicles such as trailers, campers, obvious commercial vans or trucks are not to be parked overnight on the property (source: Summer's Grove Homeowners Association Manual, Article VI, Section 6).

Vehicles parked in the designated visitor's spaces must be able to fit into one of the spaces described below:

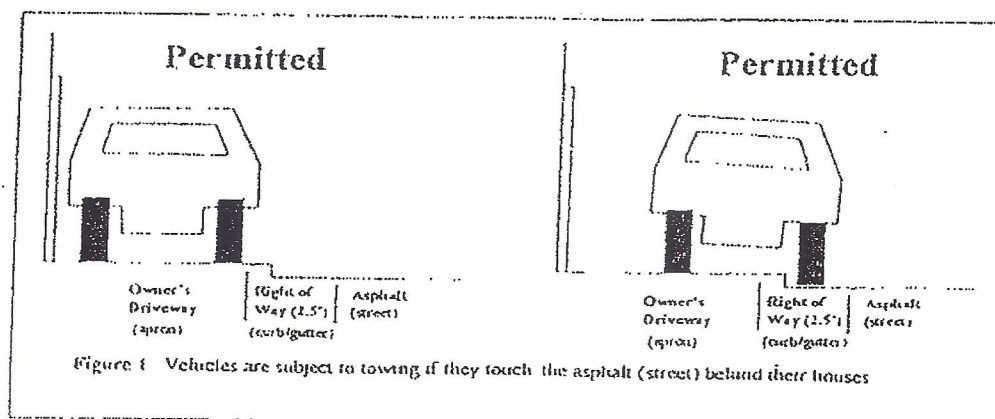
A standard perpendicular space measuring 9' x 18.5'

OR

A standard parallel space measuring 8' x 22'

It is a violation to leave your car unattended **AT ANY TIME** beyond the concrete area (curb and gutter) which joins the driveway to the street (asphalt). Parking beyond the concrete is classified as "encroaching upon an emergency access easement" (Summer's Grove Site Plan, page 1A, section 10D) and is punishable by a monetary charge and towing (see Figure 1 below).

Therefore, parking is permitted as long as the vehicle is on a concrete surface.



Fire Lanes

The fire lanes in this community were designated by the City of Alexandria Fire/Emergency Medical Services Department in conjunction with the developer/declarant Summer's Grove Associates, L.L.C., to protect the investment of each homeowner. Owners and residents are reminded of the following:

- It is a violation of the fire code setup for this community to park in designated fire lanes **AT ANY TIME**. Violators will be towed. If you are unsure where the fire lanes are around your property, due to lack of signage, please contact a member of the Board or the management company.
- The City of Alexandria law enforcement officials randomly patrol this community and will ticket violators.

III. OTHER PARKING INFORMATION

Towing Company

A towing company has been contracted to provide services to Summer's Grove HOA. The company will randomly patrol the community 24 hours a day, 7 days a week for violations of visitor space parking, parking in fire lanes, and parking in any other prohibited areas.

Handicapped Parking Spaces

Anyone with a special need is encouraged to contact a member of the management company or the Board so that an adjustment to accommodate you may be considered.

Service Vehicles

Clearly marked commercial service vehicles, making deliveries or performing home/community repairs, will not require hangtags and will not be towed from visitor parking spaces. Service vehicles may not park in fire lanes or in any other prohibited areas.

Reserved Parking Spaces

The visitor hangtags are not required for the reserved parking spaces. Residents with reserved parking spaces are solely responsible for towing violators from their private spaces. Residents should contact the designated towing contractor to report vehicles in violation and be prepared to show a photo ID and a copy of their lease if they are tenants.

Notes

Owners and residents should consult the following articles in the Summer's Grove Homeowners Association Manual to familiarize themselves with parking policies currently in effect but not discussed in detail in this Policy:

Article VI: Use Restrictions, pages 10-12.

Article XIII: City of Alexandria Covenants, sections 1(b) and 1(d), page 22.

Summer's Grove Vehicle Registration Form

Name

Address

Vehicle #1

Make

Model

Year

Color

Vehicle License Plate Number + State

Vehicle #2

Make

Model

Year

Color

Vehicle License Plate Number + State

Summer's Grove Hang Tag Numbers _____

By signing this form, I attest that I have read and understood the Summer's Grove Parking Police and that I will receive or have received two (2) numbered Visitor's Hangtags.

Signature _____

Printed Name _____