

**LANDMARK MEWS COMMUNITY ASSOCIATION**  
**PARKING AND VEHICLE POLICY**

**Introduction**

It is the policy of the Landmark Mews Community Association (LMCA) to provide adequate visitor parking between the hours of 10 a.m. and 8 p.m. daily, comply with the Fairfax County code regarding fire lanes as it applies to the interior private roads of the Community, maintain and protect the common areas as required by the Landmark Mews governing documents, and take prudent action to safeguard the public health and safety.

Residents who fail to abide by these rules, or whose visitors do so, are subject to enforcement actions and penalties including fines, towing at the owner's expense; and suspension of rights to use any common area including the streets.

**Responsibilities**

The Property Manager is responsible for parking monitoring and recordkeeping. The Covenants Committee is responsible for enforcing vehicle restrictions on or concerning homeowner property. The Board is responsible for enforcement actions including the imposition of fines and towing. The Board herein delegates authorization for towing to the President, upon recommendation of the Property Manager. Residents are responsible for keeping their vehicles licensed, registered, and in good working order, and for following the rules governing vehicles and parking contained in this document, as well as the Declaration of Covenants, Architectural Guidelines, and any other authorities promulgated by the Board.

**Resident Vehicle Decals**

Residents must register all their vehicles with the Secretary of the Association within 30 days of moving into the community. Residents also must notify the Secretary within 30 days of any changes in vehicle ownership – purchasing a new vehicle and/or disposing of a vehicle. Residents will be issued a LMCA window decal for each vehicle that must be displayed in the lower left corner of the rear window, or in the case of convertibles and motorcycles, in another easily visible location. The LMCA Board has authorized a penalty of \$10 per day for continuing violations or a \$50 penalty per offense, as is permitted by the Virginia Property Owners' Association Act, for failure to obtain or display a vehicle decal. Residents can contact the Secretary at [secretary@landmarkmews.com](mailto:secretary@landmarkmews.com).

**Visitor Parking**

Common area parking spaces are marked "Visitor" and are reserved for visitors. Residents may park in the visitor parking spaces only between 8 p.m. and 10 a.m.; however, a resident may park in the visitor parking area during designated visitor hours with a note on the dashboard of their vehicle indicating the reason (e.g., garage/driveway unavailable).

Visitors who park in the lot must post a note on the dashboard of their vehicle identifying the resident and address that they are visiting. Visitors who stay longer than 10 consecutive days must abide by the same parking restrictions as residents (see above).

## **General Vehicle Restrictions**

Certain vehicles may not be parked outside of a garage. Such vehicles include recreational vehicles (including, but not limited to: trailers, boats, campers, all-terrain vehicles (ATVs), and go-karts); commercial vehicles, (including but not limited to trailers vans, and SUVs and trucks larger than conventional pick-ups); inoperable or unregistered vehicles; and vehicles leaking gas, oil, or other fluids. Residents may park or store any kind of vehicle or equipment in their garage provided it fits inside with the door completely closed. Major repairs to vehicles may not be performed outside of a garage. Gas, oil, or other vehicle fluids must be properly stored and disposed of and may not be poured into the ground or down storm drains.

Vehicles may not be parked in driveways in a manner in which they obstruct pedestrian traffic along the sidewalks. Vehicles may not be parked sideways in a driveway, or side-by-side (hub-to-hub) in a driveway, unless the driveway has been specifically constructed to accommodate two vehicles in this manner. If the driveway is long enough, vehicles may be parked bumper-to-bumper with the long axis of the vehicles being parallel to the long axis of the driveway.

The Covenants Committee is responsible for enforcing the above vehicle restrictions on private property.

## **Streets and Common Areas**

Per Fairfax County Code, the interior streets of the Landmark Mews Community are designated Fire Lanes. Therefore, on-street parking within the Landmark Mews Community is strictly prohibited at all times. Vehicles parked on-street in Fire Lanes will be reported to the Fairfax County Police and will be subject to towing or fining. The Board is authorized to enforce on-street parking prohibitions, in order to safeguard resident safety.

Vehicles, including maintenance vehicles, may not be driven or parked over the curbing or sidewalks. Vehicles may not be driven or parked in any common area, including alleyways and the common area referred to as "the Berm."

Boats, trailers, recreational and oversized vehicles are prohibited in common areas at all times.

## **Parking Penalties**

Towing: Violators who park on-street in fire lanes or on forbidden common areas are subject to towing without notice, at the violator's expense. Violators of visitor parking rules are subject to towing without notice, provided they have received two prior warnings, as documented by the Property Manager. The Property Manager shall place a violation notice on the windshield, noting the basis for the violation, with date, time, and vehicle identification information recorded, retaining a copy thereof. A decision to tow a vehicle is upon the recommendation of the Property Manager to the President, along with the Property Manager's justification for the recommendation. No vehicle shall be towed without the express approval of the President.

Fining: Pursuant to the Virginia Property Owners' Association Act, the Board is authorized to impose financial penalties for violations of the Declaration of Covenants, and rules and regulations promulgated pursuant to its governing authorities. Any violation of vehicle parking rules is subject to fines levied by the Board, although imposition of a fine does not supersede authorization to tow. The Board may levy a fine, as permitted by its Due Process Enforcement and Procedures Resolution,

adopted March 20, 2019, as it may be from time to time revised. A resident will be given a Notice of Violation, along with an explanation of the right to a hearing and opportunity to cure the violation,

Violations of vehicle restrictions on private property, in accordance with this rule, may result in towing without further notice, provided the resident has been issued two prior notices of violation by the Covenants Committee. A decision to tow a vehicle is upon the recommendation of the Covenants Committee to the President, along with the Committee's justification for the recommendation. No vehicle shall be towed without the express approval of the President.

### **Denial of Access**

In the event a Landmark Mews resident repeatedly violates Association policy on parking and vehicle restrictions, the Landmark Mews Board of Directors has the right to deny that resident the right to use any portion of the common area, including the interior streets, for the purpose of operating a privately owned vehicle for a period not to exceed sixty (60) days (Declaration of Covenants, Conditions and Restrictions, Article IV, Section 2(a) and Article VII, Section 1).

### **Responsibility for Damages**

Neither LMCA nor any individual appointed to act on its behalf assumes any responsibility for damage done to vehicles parked anywhere within Landmark Mews or to vehicles which have been towed from the community in accordance with this policy.

In the event any common area is damaged or destroyed by an owner or any of his guests, tenants, licensees, maintenance/delivery persons, agents/workmen, or members of his/her family, LMCA will repair the damaged area and the cost of the repairs will become a Restoration Assessment upon the lot of the said owner (Declaration of Covenants, Conditions and Restrictions, Article IV, Section 4).

## Landmark Mews Community Association - Notice of Violation

This notice informs the recipient that he/she is in violation of the Landmark Mews Parking and Vehicle Policy, promulgated pursuant to the Board of Directors' authority under Article III, Section 3 of the Declaration of Covenants and Article VI, Section 8 of By-laws.

RESIDENT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

VEHICLE MAKE/MODEL/COLOR: \_\_\_\_\_

LICENSE PLATE NUMBER/STATE: \_\_\_\_\_ LMCA DECAL #: \_\_\_\_\_

DATE OF VIOLATION: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ TIME: \_\_\_\_\_ : \_\_\_\_\_ AM \_\_\_\_\_ PM \_\_\_\_\_  
MM DD YYYY

LOCATION OF VIOLATION: \_\_\_\_\_

ISSUED BY: (Print) \_\_\_\_\_ (Sign) \_\_\_\_\_

VIOLATION (check one): Visitor Parking \_\_\_\_\_ On-street/Fire Lane \_\_\_\_\_

\_\_\_\_ Prohibited Vehicle (describe) \_\_\_\_\_

\_\_\_\_ Parked in Restricted Area (describe) \_\_\_\_\_

\_\_\_\_ Other (describe) \_\_\_\_\_

This citation constitutes a (check one): First Warning \_\_\_\_\_ Second Warning \_\_\_\_\_

**If this is a Second Warning, a third instance of violation can result in towing without further notice.**

When a vehicle is towed, it will be reported to the Fairfax County Police by the towing company. Therefore, the owner should call 703-691-2131 upon discovering that his/her vehicle has been towed. Towing is at the owner's expense. Release fees are between the owner and the towing company. LMCA takes no responsibility for damages incurred to the vehicle as a result of towing.

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