

# OAK SPRINGS HOMEOWNERS' ASSOCIATION, INC.

## POLICY RESOLUTION NO. 008

### AMENDMENT TO PARKING AND TOWING REGULATIONS

WHEREAS, Article IV of the Articles of Incorporation of the Oak Springs Homeowners' Association, Inc. ("the Association") states that the Association should perform all of the duties and obligations of the Association as set forth in the Declaration, and Article VII states that the affairs of the Association shall be managed by a Board of Directors;

WHEREAS, Article VII, Section 1(c) of the By-Laws of the Association assigns to the Board of Directors all of the powers for the conduct of the affairs of the Association which are enabled by law or the Founding Documents, which are not specifically reserved to the Members;

WHEREAS, Article VIII of the Declaration of Covenants, Conditions, and Restrictions of the Association authorizes the Board of Directors to formulate and enforce rules and regulations;

WHEREAS, Section 55-513 A. of the Virginia Property Owners' Association Act ("the Act") states that "The Board of Directors of the association shall have the power to establish, adopt and enforce rules and regulations with respect to use of the common areas and with respect to such other areas of responsibility assigned to the association by the declaration, except where expressly reserved by the declaration to the members. Rules and regulations may be adopted by resolution . . ."; and

WHEREAS, there was a need for the Board of Directors to adopt specific rules regarding parking in the Oak Springs community, which would apply to all owners, tenants, guests, invitees, or any others who have access or authorized use of the parking areas; and

WHEREAS, there is now a need to amend those regulations;

NOW, THEREFORE BE IT RESOLVED THAT the following amendment to the Association's Parking and Towing Regulations is adopted:

Article II, A. Definitions, is hereby modified in that the following is added as Subsection 3:

3. Resident Decal Waivers -- Homeowners who apply in writing to the Association (via the management company) for a resident decal waiver will receive a hang tag with an attached resident decal. The cost per hang tag is \$25 plus a \$10 administrative fee. It will be the sole responsibility of the homeowner to ensure that the resident decal hang tag is displayed in full view at all times while parked in a numbered space or anywhere within the community;

and the following is added to the end of the second sentence in Section III, A, 1;

or resident decal hang tag.

so that the complete section states:

**1. Assigned Parking** - Home ownership entitles the owner(s) and/or renter(s) to the use of **not more than two vehicle** parking spaces per household regardless of the number of vehicles owned. Resident parking will be permitted in assigned spaces only and must display a resident decal, or resident decal hang tag. Assigned spaces will be located as close as is reasonable to the household to which it is assigned and be identified by the corresponding house number painted on each parking space. Vehicles with visitor permits may park in assigned spaces with permission of the homeowner. Any homeowner who is more than \$300 past due on their payments to the Association will have their parking space numbers **blacked out**. These spaces become available spaces to residents or visitors until the homeowner pays the balance on their assessments account and the numbers are repainted.

# OAK SPRINGS HOMEOWNERS' ASSOCIATION RESOLUTIONS ACTION RECORDED

Resolution Type: Policy No. 008

Pertaining to: Parking and Towing Regulations

Duly adopted at a meeting of the Board of Directors held \_\_\_\_\_

Motion by: Karen King Seconded by: Kristin Idor

## VOTE:

YES NO ABSTAIN ABSENT

[Signature] X \_\_\_\_\_  
President

[Signature] X \_\_\_\_\_  
Vice President

KAREN WAGONER \_\_\_\_\_ X  
Treasurer

Karen King X \_\_\_\_\_  
Secretary

[Signature] \_\_\_\_\_ X  
Board Member

[Signature] N \_\_\_\_\_  
Board Member

[Signature] X \_\_\_\_\_  
Board Member

Betty Stanger X \_\_\_\_\_  
Board Member

Ruth Sommitra X \_\_\_\_\_  
Board Member

## ATTEST:

Karen King  
Secretary

5/10/23  
Date

## FILE:

Book of Minutes - May 10, 2023 (Date)

Book of Resolutions:

	Book No.	Page No.
Policy	<u>1</u>	<u>22</u>
Administrative	_____	_____
Special	_____	_____
General	_____	_____

This document was acknowledged before me, a Notary Public, by the members of the Board of Directors of the Oak Springs Homeowners' Association, known or satisfactorily proven to be the persons whose names are subscribed to this instrument.

Notary: Judith Pecora  
Date: May 10, 2023  
My commission expires: May 31, 2023

