

# **COMPTON VILLAGE HOMEOWNERS ASSOCIATION, INC.**

## **PARKING AND TOWING GUIDELINES**

### **I. PURPOSE AND APPLICATION**

These Parking and Towing Guidelines have been developed for the Compton Village Homeowners Association, Inc. and applies to all owners, residents, tenants, guests and invitees within the community. All vehicles located, whether standing or parked, within the Compton Village community are subject to laws of the Commonwealth of Virginia, and of Fairfax County, and to the rules set in these guidelines. Owners and residents are responsible for the actions of their tenants, guests and invitees. Any vehicle in violation of the aforementioned state, county, and community rules shall be subject to towing and/or ticketing.

### **II. DEFINITIONS**

The following items have been defined to simplify these regulations. These definitions are intended to be consistent with the definitions found in the Covenants.

#### **A. Vehicle Definitions**

##### 1. Commercial Vehicle

- a. Any vehicle deemed commercial by the Fairfax County Ordinance Chapter 112 of the Fairfax County Code which defines commercial vehicles as any type of vehicle:
  1. with a rated carrying capacity of 1,500 pounds (3/4 ton) or more;
  2. regardless of capacity, which displays advertising lettered thereon;
  3. which is licensed as a “for hire” vehicle.
- b. any vehicle that has visible commercial equipment attached to the exterior of the vehicle (i.e. ladders, pipes);\
- c. any private or public school or church buses

##### 2. Recreational Vehicle

- a. any boat, jet ski, or other water vehicle;
- b. any trailer or fifth-wheel trailer;
- c. any vehicle that exceeds seven feet in height, nine feet in width, or eighteen feet in length;
- d. any mobile home, motor home or self-contained camper;
- e. any pop-up camp/tent trailer or other similar recreation-oriented, portable, or transportable facility or conveyance;
- f. dune buggies;
- g. any vehicle which would not normally be used for daily transportation or which is not licensed for use on the Virginia highways.

3. Junk Vehicle

A vehicle that is disabled, inoperable, or unable to be driven on private or public roads.

4. Abandoned Vehicle

A vehicle that is not parked on private property is presumed abandoned if it has been in a specific location for four (4) days without being moved and if it lacks either: (1) a current license plate, or (2) a valid state inspection certificate or decal.

5. Parked Vehicle

A vehicle that is brought to a stop with the engine off.

6. Standing Vehicle

A vehicle that is brought to a stop with the engine still on.

7. Commuter/Carpool Vehicle

A vehicle parked within the Compton Village community for the purpose of carpooling.

**B. Streets and Other Parking Area Definitions**

1. Private Individual Driveways

Paved driveways located on an individual owner’s lot leading to the individual owner’s garage.

2. Private Common Driveways (Pipestems)

Paved driveways located on more than one lot leading to each lot owner’s private driveway.

3. Reserved Parking Spaces

Paved and painted parking spaces that are assigned to specific lots. These reserved parking spaces are marked with the lot number of the assignee. See section III D for rules pertaining to Reserved parking spaces.

4. Visitor Parking Spaces

Paved and painted parking spaces that are marked “VISITOR”. Visitor parking spaces are not assigned to a specific lot. See section III D for rules pertaining to Visitor parking spaces.

5. Open Parking Spaces

Paved and painted parking spaces that are not reserved for a specific lot nor marked as visitor parking spaces. See section III D for rules pertaining to Open parking spaces.

6. Private Roads

Paved roads/courts owned and maintained by the Compton Village Homeowners Association. All state and county laws are enforced by the Fairfax County Police and by the Fire Marshall on these private roads. Community rules are enforced by the HOA on these private roads. The private roads are:

Community Center driveway and parking area  
Pittman Court  
Stonewater Court  
Destin Court  
Ridge Water Court  
Montverd Court  
Stone Maple Terrace  
Darkwood Circle

Drifton Court  
Cedar Key Landing  
Flomation Court  
Malabar Court  
Cedar Loch Court  
St. Timothy’s Lane

7. Public Roads

Paved roads owned and managed by Virginia Department of Transportation (VDOT). All state and county laws are enforced by the Fairfax County Police and Fire Marshall on these public roads. The following roads are public:

Compton Village Drive	Compton Village Court
Maple Rock Court	Oak Rock Court
Chestnut Run Drive	Roamer Lane
Roamer Court	La Petite Place
Coble Laskey Court	Darkwood Drive
Bradenton Drive	Tallavast Drive

**C. Other Definitions**

1. Common Property

All real property and improvements thereon owned or leased by the Association and available for the use and enjoyment of the Members.

2. Fire Lanes

All areas designated as fire lanes by the Fairfax County Fire Marshal, marked with signs and/or yellow striping.

3. Owner

The record holder of the title to any Lot in Compton Village, whether one or more persons.

4. Resident

Anyone who resides in Compton Village, whether owner, renter, etc., of the residence.

5. Private Property

All real property owned by private individuals and not commonly owned by the Compton Village Homeowners Association nor owned by the state of Virginia.

6. Good Standing

The status of any Compton Village owner or resident who is not in violation of the Declaration, By-Laws, or Rules and Regulations of the Association.

### **III. PARKING RULES**

#### **A. General Parking Rules**

1. Any owner or group of owners may petition Neighborhoods to develop stricter guidelines if desired, based on 51% of neighborhood owner's approval.
2. Vehicles shall park only in paved locations that are intended for parking (including lined parking spaces, driveways, and public road curbsides). Vehicles must be in accordance with the specific regulations governing such parking locations.
3. It is prohibited to park any motor vehicle on a sidewalk or on any non-paved common area or on any non-paved private property.
4. Any vehicle parked in a fire lane is subject to ticketing/towing by Fairfax County officials.
5. It is a fire lane violation to have any portion of a parked vehicle extend onto a private road.
6. All owners are responsible for notifying any present resident, guest or invitee on their property of the parking restrictions in the community. Owners of units whose residents, guests or invitees violate these guidelines shall be held liable for any damages to the community caused directly or indirectly by the violation.
7. Parking which blocks sidewalks and/or driveways is strictly prohibited.
8. It is strictly prohibited to double park.
9. Parking spaces are not to be used for storage.
10. No motorized vehicles shall be driven on non-paved common area, except such vehicles as are authorized by the Association, County, or State as needed to maintain, repair or improve the common area.
11. It is prohibited to abandon a vehicle on common property or on a private or public road.
12. Commuter vehicles belonging to individuals carpooling with Compton Village residents may only park on public roads, or in the private driveway or Reserved parking space of the Compton Village resident in the carpool.
13. It is prohibited to park vehicles with expired license plates, and/or state inspection decals on common property (including private roads).

#### **B. Recreational Vehicle Parking Rules**

It is prohibited to park/store recreational vehicles in open view on driveways, Reserved/Visitor/Open parking spaces, common areas, or on private roads. Recreational vehicles must be parked/stored out of site within the resident's property when not in use.

#### **C. Commercial Vehicle Parking Rules**

1. Residents who own commercial vehicles must meet the following criteria in order to park their commercial vehicle within the community:
  - a. the commercial vehicle must not exceed 18 feet bumper to bumper;
  - b. any signage must be completely covered;
  - c. the signage cover must be the same color as the vehicle background;
  - d. the signage cover must not be unreasonably large or unreasonably configured;

- e. the signage cover must be approved by the ARB;
  - f. the commercial vehicle must not meet any of the criteria of a recreational vehicle;
2. Unless owned by a resident meeting the criteria stated in Number C.1 above, no commercial vehicle may be parked in any location within the bounds of the community, including paved and unpaved common areas, paved and unpaved private property, except when in use for business purposes.
  3. Unless owned by a resident meeting the criteria stated in Number C.1 above, no commercial vehicle shall remain parked within the bounds of the community overnight.
  4. During normal daytime business hours, a commercial vehicle which has been contracted to provide a service within the community may park in any Visitor parking space, Open parking space, private driveway, or public road.

**D. Rules Pertaining to Townhome Reserved, Visitor, and Open Parking Spaces**

1. The community shall have all parking spaces on the paved common areas painted and marked per the parking plan specifications.
2. Even if the Reserved, Visitor, and Open parking spaces are not marked, these “Rules pertaining to Reserved, Visitor, and Open Parking Spaces” still apply.
3. All persons who park motor vehicles in lined parking spaces shall position their vehicle as close to the center of the parking space between the painted lines as possible. In general, overlapping the painted lines which separate parking spaces or parking at an angle to the curb is prohibited. However, residents with two Reserved parking spaces immediately next to one another may occupy both of their Reserved parking spaces with one vehicle if they so choose.
4. Certain parking spaces in the Association are reserved for specific lots. Every Reserved parking space shall be assigned to a specific lot for use by the owner/resident of the lot. The Reserved parking space is marked with the lot number to which it is assigned.
5. It is a violation of these guidelines for any person to make use of a Reserved parking space without the consent of the owner/resident of the lot to which the parking space is assigned.
6. The assignment of Reserved parking spaces to lots shall be made without regard to the number of motor vehicles owned by, registered to, or in the possession of the occupants of a lot.
7. No Reserved parking space may be sold or offered in exchange for anything of value. Upon the legal conveyance of the subject lot from one owner to another, the parking space assigned to the subject lot by the Board of Directors shall remain of force and effect.
8. Certain parking spaces in the Association are marked “Visitor”. Visitor parking spaces are for the use of visitors only. It is expressly prohibited for any Compton Village resident living on that court or private road to use a Visitor parking space.
9. Visitor parking spaces are utilized on a first-come, first-serve-basis and are not assigned to a specific lot.
10. Visitors may park in Visitor parking spaces for a seventy-two (72) hour period without special permission. The seventy-two (72) hour period shall begin when a vehicle first enters a Visitor parking space and the period will not cease when a vehicle temporarily leaves the Visitor parking space and returns.”

11. Use of a Visitor space for more than a seventy-two (72) hour period requires special permission from the Association. To obtain special permission, the vehicle owner must provide the following information:
  - a. the vehicle's tag number;
  - b. the address of the resident being visited;
  - c. the duration of the intended visit
12. Vehicles in the community for more than thirty (30) days will be considered resident vehicles, and may not be parked in Visitor parking spaces.
13. Certain parking spaces in the Association are Open parking spaces. Open parking spaces are not marked with a lot number nor are they marked "VISITOR". These Open parking spaces are available to any Compton Village owner, resident, tenant, guest or invitee.
14. No person shall, through custom or alleged past practice, establish a right to an Open parking space.
15. Open parking spaces shall be utilized on a first-come, first-serve-basis.
16. It is prohibited to park in an Open parking space for more than seventy-two (72) consecutive, non-interrupted hours.
17. Commuter vehicles belonging to individuals carpooling with a Compton Village resident may not park in Visitor or Open parking spaces. These commuter vehicles should be parked on a public road or in the private driveway or Reserved parking space of the Compton Village resident in the carpool.

**IV. GUIDELINE ENFORCEMENT**

**A. General**

1. The designee for the administration of these guidelines is:
  - Property Director (Managing Agent)
  - 14401 Compton Village Drive
  - Centreville, VA 20121
  - (703) 815-0014
2. The Managing Agent retains the right to administer or enforce any provision of these guidelines.
3. Upon the consent and request of the disputants, the Managing Agent will act to fairly adjudicate or arbitrate disputes that may arise among owners or residents related to the administration and enforcement of these guidelines.
4. The Managing Agent reserves the right to tow vehicles in any named violation in these guidelines.
5. Invalidation of any of these paragraphs or sections by judgment or court order shall in no way affect any other provisions that shall remain in full force and effect.
6. It is the responsibility of all owners to comply with these guidelines and to instruct their residents, tenants, guests, and invitees to do so also.
7. Owners and residents may report violations of the policy to either the Managing Agent (HOA Office) or the Fairfax County Police or Fire Marshall Department as appropriate (see section B below– “Reporting Violations”).

**B. Reporting Violations**

1. The following violations should be reported directly to the Fairfax County Police at (703) 691-2131 or Fire Marshall (703) 246-4800:
  - a. vehicles parked in fire lanes;
  - b. vehicles blocking fire hydrants.
2. Vehicles in violation along any public thoroughfare should be reported directly to the Fairfax County Police at (703) 691-2131. For a listing of such violations, refer to the attached Fairfax County Code Article 5 section 82-5-1. The public thoroughfares in Compton Village as designated by the Virginia Department of Transportation (VDOT) are:

Compton Village Drive  
 Maple Rock Court  
 Chestnut Run Drive  
 Roamer Court  
 Coble Laskey Court  
 Bradenton Drive

Compton Village Court  
 Oak Rock Court  
 Roamer Lane  
 La Petite Place  
 Darkwood Drive  
 Tallavast Drive

3. Vehicle violations that are NOT fire lane/fire hydrant violations (as listed under Number B.1 above) nor public thoroughfare violations (as listed under Number B.2 above) should be reported to the HOA Office at (703) 815-0014 between 9:00 AM and 5:00 PM, Monday through Friday. These types of violations include but are not limited to: Reserved, Visitor or Open parking space violations, recreational vehicle violations, commercial vehicle violations, abandoned/junk vehicle violations, and vehicles with expired license plates and/or inspection decals.

The caller should provide the following information:

- a. vehicle’s make
- b. vehicle’s model
- c. vehicle’s color

- d. vehicle's license plate number
- e. vehicle's location
- f. nature of violation
- g. date and time of violation
- h. any other related information
- i. caller's name, address, and phone number

(NOTE: The caller information is required if the HOA office needs to contact the caller for any follow-up information. This information is not passed on to the owner of the vehicle.)

### C. Resident Engagement of Tow Services

1. Any owner or resident who directly engages a tow company to enforce any provision of these guidelines shall bear full and complete responsibility for said action and shall agree to hold Compton Village Homeowners Association, Inc., its Officers, members of its Board of Directors, and its Managing Agent harmless from any and all liability, costs, or fees they may incur in defending themselves for any enforcement actions undertaken which were not directly authorized by the Managing Agent.
2. The **ONLY** circumstance warranting a resident the right to have a vehicle towed is when the subject vehicle is parked in that resident's Reserved parking space without permission. Residents must have a copy of the reserved parking plan as verification of their authority to tow from that Reserved parking space. Residents are hereby advised that they solely assume all responsibility and liability associated with towing the vehicle.
3. Residents opting to have a vehicle towed from their reserved parking space are responsible for making all arrangements directly with the towing company. This includes: 1) making the initial call to the towing company, 2) providing a copy of the reserved parking plan as verification of their authority to have the vehicle towed, and 3) signing the impound form. A resident may contact the towing company of his or her choice. The contractor currently retained by Compton Village Homeowners Association, Inc., is **Battlefield Towing and Storage Inc., 13925 Williard Road in Chantilly, Virginia at (703) 378-0059**. All towing will be at the expense of the vehicle owner.

### D. Vehicle Violation Penalties

1. Fire Lane/Fire Hydrant Violation Penalties  
These vehicles are subject to immediate ticketing and/or towing by Fairfax County Police and/or Fire Marshal at the expense and risk of the vehicle owner.
2. Public Thoroughfare Violation Penalties  
These vehicles are subject to immediate ticketing and/or towing by Fairfax County Police at the expense and risk of the vehicle owner.
3. Reserved Parking Space Violation Penalties  
These vehicles are subject to immediate towing as initiated by the HOA Managing Agent and/or the assignee of the reserved parking space. The towing is at the expense and risk of the vehicle owner.
4. Visitor and Open Parking Space Violation Penalties

When a vehicle is parked in violation of the Visitor or Open parking space regulations, the Association will either (1) place a warning notice directly on the vehicle, or (2) send the owner of the vehicle a warning letter. The warning notice is a final notice that the vehicle in violation will be towed if it is not removed from the parking space within seventy-two (72) hours of the warning. Any vehicle which has received a notice of violation may be towed without warning if it is ever again parked in violation of the

Visitor or Open parking space regulations. All tows will be at the risk and expense of the vehicle owner.”

5. Other Vehicle Violation Penalties

These “other” violations include but are not limited to: recreational vehicle violations, commercial vehicle violations, abandoned/junk vehicle violations, and vehicles with expired license plates, and/or state inspection decals.

**ATTACHMENTS**

Fairfax County Code Chapter 82 Article 5 Section 1 (82-5-1).