

**WATER'S EDGE CONDOMINIUM UNIT OWNERS ASSOCIATION
BOARD OF DIRECTORS RESOLUTION #01-13**

Parking Policy

WHEREAS, Article III, Section 5 of the By-Laws delegates to the Board of Directors all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association;

WHEREAS, Article III, Section 5 (f) of the By-Laws creates the Board of Directors' authority to promulgate Rules and Regulations for the Association;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the following Parking Policy:

VEHICLE REGISTRATION

1. All Unit Owners residing in their units and all tenants shall register their vehicles with the Property Management Agent.
2. Unit Owners and tenants shall notify the Property Management Agent if a registered vehicle is sold and will register any subsequent vehicle with the Property Management Agent.
3. Motorcycles must also be registered with the Property Management Agent.

PARKING DECALS

4. Upon registration of the vehicle(s) with the Property Management Agent, two (2) Resident Vehicle hang tags and one (1) Overnight Guest pass shall be issued to the Unit Owner or Tenant. Unit owners and tenants must provide copies of vehicle registration papers showing a current Water's Edge address for each vehicle for which a Resident Vehicle hang tag is requested.
5. The Resident Vehicle hang tags do not guarantee the availability of a parking spot (see paragraph 10). They are intended mainly to identify vehicles properly registered to a Water's Edge Condominium address and to discourage overnight use of the Water's Edge parking lot by unauthorized vehicles.
6. No Resident Vehicle hang tags will be allocated for guests, friends, relatives or other persons not living at Water's Edge Condominiums.
7. Resident Vehicle hang tags shall be hung from the vehicle's rear view mirror. As motorcycles often do not have windshields and/or rear view mirrors (and because even in the case of a motorcycle with a windshield, the hang tag would be subject to theft), motorcycles will be exempt from displaying a hang tag.

8. It is the Unit Owner's responsibility to retrieve the Resident Vehicle hang tags and Overnight Guest pass from a departing tenant. Resident Vehicle hang tags and/or Overnight Guest passes which are not retrieved from departing tenants will be subject to a \$50 replacement fee.
9. The issuance of a Resident Vehicle hang tag by the Property Management Agent identifies the vehicle as being authorized to park in the Water's Edge parking lot overnight. Vehicles which do not display a Resident Vehicle hang tag will be subject to towing at the vehicle owner's sole risk and expense.

NO GUARANTEE OF AVAILABILITY; NO RESERVED SPACES

10. The Resident Vehicle hang tag does not guarantee the availability of a parking spot. Water's Edge By-Laws Article VI, Section 4(f), states:

Parking spaces designated as such on the Plat shall be used by the Unit Owners for self-service parking purposes on an unassigned first come, first served basis, unless otherwise determined by the Board of Directors.

11. Other than parking spaces designated for handicapped use, there are no reserved parking spaces. No parking spaces are assigned to any Unit Owner or tenant otherwise.

TOWING

12. Vehicles which do not have the proper Resident Vehicle hang tag or Overnight Guest pass (one which was issued by the Property Management Agent) will be subject to towing. Either the Property Management Agent or the Water's Edge onsite staff will be responsible for calling the towing company for the removal of unauthorized vehicles.
13. Owners or tenants who observe vehicles repeatedly parked overnight in the Water's Edge parking lot which do not have the proper Resident Vehicle hang tag or Overnight Guest pass should report the vehicle make, model, color and license plate number to the Property Management Agent. Such vehicles will receive a warning ticket and will be subject to towing if further reports of unauthorized parking of such vehicle in the Water's Edge parking lot are made.

GUEST PARKING

14. Short term guests who do not park in the Water's Edge parking lot overnight do not need any special parking authorization. Guest vehicles parking in the Water's Edge parking lot overnight which do not display an Overnight Guest pass will be subject to towing at the vehicle owner's sole risk and expense.

WATER'S EDGE CONDOMINIUM UNIT OWNERS ASSOCIATION

POLICY RESOLUTION NO. 01-13

Duly adopted at a meeting of the Board of Directors held WED

APRIL 3, 2013.

Motion by: MAYA GRIGOROVICH Seconded by: GERALD SHORT
BARSKY

VOTE:

YES NO ABSTAIN ABSENT

M. Caplan X _____ _____ _____

President

Michael S. Smith X _____ _____ _____

Vice President

Secretary

Gerald S. Short X _____ _____ _____

Treasurer

Monique F _____ _____ _____

Director

Resolution effective: May 9, 2013.

CERTIFICATION OF PUBLICATION OF PROPOSED RESOLUTION

I, Susan Miller, Community Manager, Klingbeil, Powell & Alruz, certify that a summary of the foregoing proposed Policy Resolution was published and mailed to all of the Unit Owners this 8 day of April, 2013.



Susan Miller, Community Manager
6402 Arlington Boulevard, Suite 700
Falls Church, Virginia 22042-2336
WATER'S EDGE CONDOMINIUM

**WATER'S EDGE (WE) CONDOMINIUM
MANDATORY VEHICLE REGISTRATION FORM
2013**

Unit Owner/Occupant Information

Unit Owner: _____

Tenant: _____

WE Address: _____ Lakeside View Drive

Lease Expiration Date: _____

Owner Address (if other than at Water's Edge):

Tenant Home/Cell Phone: _____

Tenant Work Phone: _____

Tenant Email Address: _____

Owner Home/Cell Phone: _____

Owner Work Phone: _____

Owner Email address: _____

Vehicle Information (e.g.: Automobiles, Motorcycles, etc)

VEHICLE NO. 1 Color: _____

VEHICLE NO. 2 Color: _____

Make/Model/Year: _____

Make/Model/Year: _____

State & Plate No.: _____

State & Plate No.: _____

Inspection Exp Date: _____

Inspection Exp Date: _____

Safety/Emissions Exp Date: _____

Safety Emissions Exp Date: _____

VEHICLE NO. 3 Color: _____

VEHICLE NO. 4 Color: _____

Make/Model/Year: _____

Make/Model/Year: _____

State & Plate No.: _____

State & Plate No.: _____

Inspection Exp Date: _____

Inspection Exp Date: _____

Safety/Emissions Exp Date: _____

Safety Emissions Exp Date: _____

**IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING THE COMPLETION OF THIS FORM, PLEASE CONTACT
SUSAN MILLER/KPA AT (703) 532-5005 OR VIA EMAIL AT SMILLER@KPAMGMT.COM**

OFFICE USE ONLY

Resident Vehicle Hang Tag# _____ /# _____

Overnight Guest Pass # _____