

**CAMERON STATION COMMUNITY ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
DRAFT AGENDA**

NOVEMBER 4, 2021 at 7:00pm

Until approved at the meeting, this draft agenda is subject to change

Link: <https://us06web.zoom.us/j/83386438543?pwd=K3lXb1kxadbJcHd3bzhhbVNEVjhpQT09>

Meeting ID: 833 8643 8543

Meeting Passcode: 701510

Join by phone: 1 301 715 8592 US (Washington D.C)

As this is a Special Meeting of the Board, only those topics noted below are subject to discussion at this meeting, including Open Forum.

- | | | |
|-------------|-----------------------------------|-----------|
| I. | CALL TO ORDER | 7:00 P.M. |
| II. | APPROVAL OF AGENDA | |
| III. | HOMEOWNERS' FORUM | 7:05 P.M. |
| IV. | MATTERS FOR BOARD DECISION | 7:15 P.M. |
| | 1. Parking Policy Revisions | |
| V. | NEW BUSINESS | 7:45 P.M. |
| XVI: | ADJOURN | 8:00 P.M. |

Prepared by:

Heather Graham, CMCA, PCAM (Portfolio Manager and Executive Vice President – CAMP, LLC)
& Toni Mancinelli (Assistant Community Manager – CAMP, LLC)

**Noted times above are only intended to serve as a guide and may be subject to change without notice depending upon length of conversation by Board members.*

Cameron Station Community Association, Inc.
Policy Resolution ~~2117-~~ 01
Parking Policy

WHEREAS, Article III, Section 3.4 of the Bylaws grants the Board of Directors with all of the powers necessary for the administration of the affairs of the Home Owner's Association ("HOA") in accordance with applicable law and the Project Documents, except for those matters which the applicable law or Project Documents require the HOA's membership to approve; and

WHEREAS, Article IV, Section 4.3 of the Declaration of Covenants, Conditions and Restrictions states the HOA shall be responsible for the maintenance, management, operation and control of the Common Areas and all improvements; and

WHEREAS, the Board of Directors believes that it is in the best interests of the Association to have an orderly system for the enforcement of parking within the HOA.

NOW THEREFORE the Board of Directors of the HOA hereby adopts this Parking Policy. This policy shall supersede any previously adopted parking policy. All homeowners, their family members, agents, guests, and lessees/tenants, as well as the HOA builders and contractors, shall adhere to the rules and regulations set forth as follows herein:

PARKING PROVISIONS:

- I. PREAMBLE:** This document outlines the rules and regulations, vehicle registration and parking passes, and enforcement procedures for Resident and Visitor parking within Cameron Station. It does not apply to the City of Alexandria streets of Cameron Station Boulevard, Somervelle Street, Ferdinand Day Drive, and Brenman Park Drive. Residents and Visitors utilizing these streets for parking are subject to the City of Alexandria's public parking guidelines. Additionally, it is important to note that many of the provisions within this policy were established as legally binding by the City of Alexandria in the Declaration of Covenants, Conditions and Restrictions for Cameron Station Community Association, Inc., dated January 20, 1998, Sections 7.1.a, 7.1.c, 7.1.e, 7.5, and 7.12.

Although all of the standards listed within this policy are enforceable by Cameron Station's Architectural Review Committee (ARC), the HOA will prioritize policy execution along the following provisions:

- A. Enforcement of HOA Parking Rules and Regulations.
- B. Ensuring proper vehicle registration, decal usage and use of visitor passes.
- C. Maintaining the integrity of Visitor Parking.
- D. Proper use of driveways/carports and garages to ensure a community aesthetic is maintained and that Residential/Visitor Parking is available as intended.

II. DEFINITIONS:

The following serves to define specific terminology throughout this policy:

- A. Owner: Any title owner of a lot within the Association.
- B. Tenant: Any person who possesses a leasehold interest in a lot within the HOA.
- C. Resident: Any owner, tenant, or person occupying or residing at a residence within Cameron Station for over 30 days.
- D. Abandoned Vehicle: Any vehicle left unmoved in an unassigned parking space for more than 14 consecutive days.
- E. Management: The Association's managing agent, who is contracted by the Association to administer the daily business of the Association.
- F. Common Area: Space within the Cameron Station community that is not owned privately by a Resident or by the City of Alexandria. Sidewalks, private streets, green spaces and Visitor Parking are examples.
- G. Vehicle: A car or motorcycle; any type of motorized conveyance.
- H. Management: The HOA's managing agent, who is contracted by the HOA to administer the daily business of the HOA or their duly authorized representative.
- I. Visitor: Any customer of a commercial establishment or a guest of a resident within Cameron Station, or any Resident who parks a vehicle in a phase of Cameron Station in which they do not reside or own a lot; or person who occupies or resides at a residence within Cameron Station for less than thirty (30) days.
- J. Visitor Parking: Spaces within the Cameron Station Community solely for Visitors. Residents MAY NOT use Visitor Parking within the phase they reside unless they are utilizing the Cameron Club facilities, pool or management office.

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GENERAL INFORMATION:

Cameron Station was built in phases and remains divided into phases for the purpose of enforcing Visitor and Resident Parking rules. Visitor parking phases are coded on the Parking Decals and Temporary Parking Passes, both issued by the Management Office to Residents. See Appendix A for a breakdown of these phases.

- III. **VEHICLE REGISTRATION**: Cameron Station Residents are required to register all of their vehicles (including those assigned or leased) with the HOA within ~~seven (7)~~ three (3) days of occupation of the residence. Proof of residency in the form of a HUD-1 Settlement Statement or an executed lease Contract is required.

Owners of rental properties are responsible for ensuring tenants are informed of and comply with all guidelines and will be held accountable for violations by the enforcement process. The Tenants/Owners are responsible for informing their Visitor(s) of Visitor Parking Rules.

- A. Parking Decals: Upon registration of a vehicle, the HOA will provide one assigned parking decal for each vehicle.
1. Decals must be displayed in the lower-left portion of the vehicle's rear window (driver's side). Vehicles parking in ~~their~~ designated Resident Parking ~~space~~ must have decals correctly displayed or be subject to the enforcement process.
 2. Resident vehicles utilizing Visitor Parking are to be in compliance with Section ~~III~~IV, ~~A~~ of this policy or be subject to the enforcement process.
 3. All marked and unmarked federal, state, local law enforcement, or emergency vehicles, which are conventional passenger vehicles, shall not be considered commercial vehicles. However, Residents who drive these vehicles must register them (in addition to personal vehicles) with the HOA. Failure to do so may result in citations, fines and/or towing. Placement of the required CS parking decal will be considered on a case-by-case basis.
- B. Visitor Parking Pass: Upon registration with the HOA following occupancy, one Visitor Parking Pass will be issued to each residential unit. ~~Each pass is valid for three (3) one-calendar years~~, after which a Resident in good standing will be issued a new pass by the HOA. Use of an expired Visitor Pass subjects the Resident to the enforcement process. Residents must be current with all HOA assessments, charges, and legal fees assessed to their accounts before pass issuance. Visitor Passes may be replaced if lost by submitting a request to the HOA and paying a
- ~~C.B.~~ \$.25 fee via check made out to Cameron Station Community Association. The Management Office will assess the approval of a replacement pass if the Residents are current in the payment of all HOA assessments, charges, and legal fees assessed to their account.
1. Residents requiring more than one pass may apply for one additional, non-renewable temporary pass, which would be valid for up to 30 consecutive days from the date of issuance. Temporary passes may be obtained through the Management Office.

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IV. VISITOR PARKING

The Cameron Station HOA has designated certain areas on private streets as either "Residents Parking" or "Visitor Parking." The intent of the following provisions is to ensure that all persons in Cameron Station utilize parking as it is intended.

- A. Residents are not permitted to park in Visitor Parking for any measure of time. The ONLY exception is if a Resident is visiting another Resident in a different phase of the community from which they reside. They are then required to use the Visitor Pass of the Resident they are visiting for the duration of their visit. Residents may NOT use their own or a neighbor's Visitor Parking Pass.
- B. ~~Visitors in privately owned vehicles may use Visitor Parking when utilizing Cameron Station owned parking spaces.~~ Visitors may park their vehicles in parking spaces designated for Visitor Parking ONLY up to 24 hours without displaying a Visitor Parking Pass (however use of Visitor Parking Pass at all times is recommended). For longer than 24 hours, a Visitor's Pass is required.
- C. Commercial vehicles related to work being done in Cameron Station may park in Cameron Station Visitor Parking spaces during the hours of 7AM- 6PM Monday-Friday or Saturday 9AM-6PM. No Commercial vehicles may be parked in Visitor Parking outside of those hours. No construction work shall be permitted on Sundays.

*Emergency weekend/evening work is excluded.

- D. Storage Containers/Crates: Residents must notify the Association in writing seven (7) days prior to the date the Resident intends to receive delivery of a portable storage container/crate from an off-site storage facility. The portable container/crate may only occupy one parking space as designated by the Association for no more than seven (7) days as approved by Management. One Visitor Parking space may be reserved for this purpose. Upon reservation with Management, signage/cones may be obtained from the Management Office (\$150 deposit required). See Appendix B for the reservation form. Signage to be displayed to reserve the parking space no more than twenty-four (24) hours before scheduled delivery time. Specific delivery date/time should be included on the signage.
- E. Move Ins/Outs: Residents may request a move in/move out parking reservation in writing seven (7) days prior to the intended move date. Up to four (4) Visitor Parking spaces may be reserved to accommodate a moving vehicle. Upon reservation with Management, signage/cones may be obtained from the Management Office (\$150 deposit required). See Appendix B for the Reservation Form. Signage may be displayed to reserve the parking space no more than 24 hours before intended move in/move out and must include specific delivery date/times. Moves may be conducted during the allowable construction times listed in Section IV, but not on Sundays.

- F. Vehicles that are not approved to be parked in another Resident's assigned parking space (applies to Condominium units only) may be subject to the enforcement process including immediate towing without notice by contacting the appropriate Condominium management office or HOA management office.
- G. Inclement Weather: In the event of inclement weather, the Association reserves the right to suspend all Visitor Parking to accommodate snow removal. For further information regarding this please see the Cameron Station Snow Removal Policy (available at www.cameronstation.org).

V. UNAPPROVED VEHICLES

Residents may NOT park the following -vehicles anywhere within the [community](#)

Commercial Vehicles

- [Commercial Vehicles are only permitted during the day provided contracted work is being completed for a homeowner. They are not permitted to be parked overnight in the community. A vehicle is deemed "commercial" if any of the following apply:](#)
 - Any vehicle with commercial tags.
 - A vehicle in which the driver is hired for transport and/or delivery of goods, people, animals and/or equipment.
 - A vehicle whose logos or advertising creates the appearance of a commercial vehicle.
 - An unmarked vehicle with commercial paraphernalia or equipment attached to its exterior.
 - An unmarked vehicle that is not a conventional passenger vehicle and is more suited to commercial use because of its height length, shape, or weight.
 - An unmarked vehicle with an excessive amount of commercial equipment or supplies within its interior that is in plain view from another parking space or from the sidewalk. This includes, but is not limited to pesticides, paint buckets, propane tanks, cabling, uncovered or unsecured tools or other supplies.

Recreational Vehicles

- Any motor home: self-contained camper, mobile home, boat, all-terrain vehicle, dune buggy, trailer, boat trailer, pop-up camper/tent trailer, horse trailer, any trailer or semitrailer used for transporting personal water craft, motorcycles, or all-terrain vehicles, whether or not the trailer or semitrailer is attached to another vehicle, and any other type of vehicle primarily designed for recreational use, not conventional passenger use.

Inoperative Vehicles

- A vehicle with a malfunction of an essential part required for its legal operation, or any vehicle partially or totally disassembled as a result of the removal of tires, wheels, engine or other essential parts required for its legal operation.
- A vehicle with expired tags will be considered “inoperable” as not legally permit to operate with expired tags.

Abandoned Vehicles

- Any vehicle left ~~unattended or~~ unmoved in an ~~in a visitor’s parking space~~ ~~unassigned parking space~~ for more than ~~30~~14 (~~thirtyfourteen~~) consecutive days ~~unless the Owner provides advance written notice to Management that the operator will be away and unable to move the vehicle for a period longer than 14 days.~~—In cases where a violation is committed, a notice will be placed on the vehicle and if no response is received within 24 hours it will be subject to towing.

Other Equipment and Machinery

- Any agricultural, industrial, construction or similar machinery or equipment.

In addition, the Board reserves the right to provide exceptions for vehicles used for law enforcement or other governmental purposes.

VI. RESIDENT PARKING

Owner Responsibilities

Owners and Residents must ensure that their family members, tenants, visitors, and/or contractors comply with these rules and regulations. The Association shall not be responsible for any damages, injuries and/or cause of action arising out of the enforcement of any infractions.

- A. Residents/Owners must have the proper decal on their vehicles to park in areas designated as Resident Only Parking – decal shall be placed in the lower left corner of the rear window.
- B. Residents are required to use garages and driveways for parking private vehicles and accommodating visiting commercial vehicles if possible.

Section 7. l(a). The principal use of the individual garages shall be for passenger vehicle storage only. Owners may not store boats, trailers, buses, campers, recreational vehicles, utility trailers, commercial vehicles, oversized vehicles or any other type of equipment, material, machinery or goods in their garage which prevents the Owner from parking a passenger vehicle in the garage.

- C. The parking of any vehicle (or motorcycle) or portion thereof on any sidewalk, or common ground of the community is prohibited and may result in immediate towing.
- D. No one is permitted to park in any manner that impedes the normal flow of traffic, blocks any mailbox, or prevents ingress/egress of any other vehicle to adjacent parking spaces or the open roadway.
- E. All drivers are prohibited from parking vehicles in the emergency access easements or in any other manner that encroaches upon any such access easement or upon adjacent pedestrian walkways.
- F. No vehicle may be parked in a manner that extends beyond the parking lines or crosses over the parking lines.
- G. No one may park any vehicle perpendicular to the marked parking spaces.
- H. All drivers must operate vehicles only on the paved roads of the community and the City's public streets within Cameron Station.
- I. All drivers must have an operating license in order to operate a motorized vehicle within Cameron Station (as required by law).
- J. If a vehicle security system interferes with the right of quiet enjoyment of the community residents should call the police for a noise disturbance.
- J.K. Property owners are responsible for clearing snow and ice from the driveway/sidewalk serving their home within 24 hours of the end of the inclement weather. For further information regarding this please see the Cameron Station Snow Removal Policy (available at www.cameronstation.org).

VII. USE OF DRIVEWAYS AND GARAGES/CARPORTS

~~The primary use of garages/carports is the storage/parking of residential vehicles. Storage of items that prevent parking vehicle(s) within a garage/carport is prohibited.~~

- A. ~~Items may not be stored in a garage in a manner that prevents the parking of the number of residential vehicles in a garage for which such a garage is designed. As such, all Owners/Residents of a home with a one-car garage must be able to park one residential vehicle in their garage. Similarly, all Owners/Residents of a home with a two-car garage must be able to park two residential vehicles in their garage simultaneously. Owners/Residents may not store boats, trailers, buses, campers, recreational vehicles, utility trailers, commercial vehicles, oversized vehicles or any other type of equipment, material, machinery or goods in their~~

~~garages that prevents an Owner/Resident from parking a passenger vehicle in the garage.~~

~~B.A.~~ For Owner/Residents with two car garages, the garages must have sufficient space to allow two vehicles to be parked in the garage at the same time. Utilizing Visitor Parking to accommodate a resident vehicle, while not using garage/~~carport~~ spaces is prohibited and subject to the enforcement process.

~~C.B.~~ Owners/Residents are required to use their garage and/or driveway for parking personal vehicles. Owners/Residents may not park vehicles in such a manner that any portion of the vehicle extends beyond the parking pad or driveway upon their lots or onto pedestrian walkways or this may result in immediate towing of the vehicle.

~~D.C.~~ Vehicle repairs, except for emergency repairs, are not permitted anywhere in the community. At no time shall any vehicle be placed on blocks or jacks.

VIII. ENFORCEMENT

Enforcement will be initiated in accordance with the Due Process Policy for Cameron Station (available at www.cameronstation.org).

A. Violations Subject to Immediate Towing:

Any vehicle:

- Parked within fifteen (15) feet of a fire hydrant or in a designated fire lane
- Occupying more than one (1) parking space
- Extending beyond the parking lines
- Parked perpendicular to a marked parking space or on a grassy area
- Impeding access to sidewalk ramps or mailboxes
- Constituting a safety hazard
- ~~Not registered with the HOA and has parked in a Visitor Parking space without a valid parking pass for at least twenty-four (24) hours after a citation has been issued to the vehicle.~~
- Any vehicle previously cited (~~32~~ times) for a similar infraction of this policy within any 12-month period that is not otherwise subject to immediate towing.
- Whose security system has been triggered and allowed to continue unattended for more than ten (10) minutes, or otherwise in violation of this policy shall be subject to immediate removal without notification to the owner of the vehicle.
- Parked in an assigned resident space without permission of that owner.
- Storing a portable storage container/crate in a Visitor Parking space without prior written approval from the ~~Covenants Administrator~~Management Office.

IX. FINES

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- A. Per the Enforcement and Due Process Policy (available at www.cameronstation.org) upon any finding of a violation, the ARC may impose monetary charges of \$50.00 for any single violation, and \$10 a day for a maximum of ninety (90) days (or such longer time as may be permitted by statute). Any monetary charges so imposed shall become an assessment against the Owner's lot.
- B. After ~~three~~ [\(32\)](#) violations of any parking policy regulations within a 12-month period, the vehicle will be subject to immediate towing ~~and of~~ the ARC may impose monetary charges of \$50 for any single violation, and \$10 a day for a maximum of 90 days (or such longer time as may be permitted by statute).
- C. Unregistered Vehicles belonging to Residents parked within Cameron Station ~~for longer than a 24 hour period~~ will be subject to a fine of \$10 per day.

Board of Directors' Responsibilities. Nothing contained herein shall preclude the Board of Directors from seeking injunctive relief or any other remedy available to it in a court of equity.

Owners' Responsibilities. If the Association must enforce this resolution through any form of legal action, the offending Owner shall be responsible for all expenses and/or attorneys' fees incurred by the Association in enforcing the provisions of this Resolution.

Liability. The Association assumes no responsibility for the provision of any security service to protect vehicles parked in the parking areas, and it disclaims responsibility for any damage to any vehicle parked or operated on Association property. All Owners and residents agree to indemnify and hold harmless the Association and its directors, officers, committee members, and agents against any claims arising out of the towing of a vehicle.

X. MISCELLANEOUS:

This Policy replaces and supersedes ALL previous Parking Policies.

AMENDED AND ADOPTED by the Board of Directors this __ day of ~~November~~
~~—~~, 20~~—~~21.

Appendix A

Cameron Station Community Association Phases

Phases	Address
Phase 1 (I) Parking A	Barbour Drive 4951 Brenman Park Drive Cameron Station Blvd (Even 100's) Comay Terrace Gardner Drive John Ticer Drive Somerville Street (103-163) 171 Somerville Street Tull Place Waple Lane
Phase 2 (II) Parking B	Barrett Place Cameron Station Blvd (Odd 101-200's) Donovan Drive (5050-5142) English Terrace Kilburn Street (5000's) 5156 Knapp Place Martin Lane Minda Court
Phase 3 (III) Parking C	4950 Brenman Park Drive Cameron Station Blvd (Even 200-280) Donovan Drive (4000's & 5000-5009) Kilburn Street (4000's) Medlock lane Murtha Street 191 Somerville Street Somerville Street (200's)
Phase 4 (IV) Parking D	Bessley Place (5232-5251) Brawner Place (5193-5251) Cameron Station Blvd (Even 300-366) Fucci Court Grimm Drive Knapp Place (5109-5130) Lannon Court O'Neill Lane Tancreti Lane (Odd 5229-5449) Vos Lane
Phase 5 (V) Parking E	Bessley Place (5256-5265) California Lane Cameron Station Blvd (Odd 301-500's) Colonel Johnson Lane Helmuth Lane

	Livermore Lane Pocosin Lane
Phase 6 (VI) Parking F	Brawner Place (5133-5190) Ferdinand Day Drive Harold Second Street Tancreti Lane (Even 5228-5250)
Phase 7 (VII) Parking G	400 Cameron Station Blvd *This Phase only includes the Residences at Cameron Station Condominiums*

Appendix B



CAMERON STATION CONE/SIGNAGE RESERVATION FORM

Cones/Signage are to be used for the sole purpose of reserving visitor's parking space(s) in accordance with the Cameron Station Community Association Parking Policy Resolution 17-01.

To reserve cones and signage from the Cameron Station Community Association Management Office, please complete this form and return to the Management Office with a security deposit check made out to "Cameron Station Community Association" for \$150. The deposit check will be returned either via the mail to the mailing address you provide below or it can be picked up at the Cameron Club Management Office upon the return of the cones provided to you.

Cameron Station Property Address: _____

Resident Information:

Name: _____

Phone Number: _____

Email: _____

Mailing Address: _____

Reservation Dates: _____

Street/Visitors Space Location to be reserved:

Please check the reason for the reservation:

- ☐ **Reservation for a Storage Pod** (only one space for up to 7 days)
- ☐ **Reservation for a Move In/Out moving vehicle** (up to 4 spaces for 24 hrs)

Cameron Station Community Association, Inc
200 Cameron Station Blvd, Alexandria, VA 22304
703-567-4881

Cameron Station Community Association, Inc.
Policy Resolution 21-
Parking Policy

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Residents may NOT park the following vehicles anywhere within the community

Commercial Vehicles

- Commercial Vehicles are only permitted during the day provided contracted work is being completed for a homeowner. They are not permitted to be parked overnight in the community. A vehicle is deemed “commercial” if any of the following apply:
 - Any vehicle with commercial tags.
 - A vehicle in which the driver is hired for transport and/or delivery of goods, people, animals and/or equipment.
 - A vehicle whose logos or advertising creates the appearance of a commercial vehicle.
 - An unmarked vehicle with commercial paraphernalia or equipment attached to its exterior.
 - An unmarked vehicle that is not a conventional passenger vehicle and is more suited to commercial use because of its height length, shape, or weight.
 - An unmarked vehicle with an excessive amount of commercial equipment or supplies within its interior that is in plain view from another parking space or from the sidewalk. This includes, but is not limited to pesticides, paint buckets, propane tanks, cabling, uncovered or unsecured tools or other supplies.

Recreational Vehicles

- Any motor home: self-contained camper, mobile home, boat, all-terrain vehicle, dune buggy, trailer, boat trailer, pop-up camper/tent trailer, horse trailer, any trailer or semitrailer used for transporting personal water craft, motorcycles, or all-terrain vehicles, whether or not the trailer or semitrailer is attached to another vehicle, and any other type of vehicle primarily designed for recreational use, not conventional passenger use.

Inoperative Vehicles

- A vehicle with a malfunction of an essential part required for its legal operation, or any vehicle partially or totally disassembled as a result of the removal of tires, wheels, engine or other essential parts required for its legal operation.
- A vehicle with expired tags will be considered “inoperable” as not legally permit to operate with expired tags.

Abandoned Vehicles

- Any vehicle left unattended or unmoved in an in a visitor's parking space for more than 30 (thirty consecutive days In cases where a violation is committed, a notice will be placed on the vehicle and if no response is received within 24 hours it will be subject to towing.

Other Equipment and Machinery

- Any agricultural, industrial, construction or similar machinery or equipment.

In addition, the Board reserves the right to provide exceptions for vehicles used for law enforcement or other governmental purposes.

VI. RESIDENT PARKING

Owner Responsibilities

Owners and Residents must ensure that their family members, tenants, visitors, and/or contractors comply with these rules and regulations. The Association shall not be responsible for any damages, injuries and/or cause of action arising out of the enforcement of any infractions.

- A. Residents/Owners must have the proper decal on their vehicles to park in areas designated as Resident Only Parking – decal shall be placed in the lower left corner of the rear window.
- B. Residents are required to use garages and driveways for parking private vehicles and accommodating visiting commercial vehicles if possible.

Section 7. l(a). The principal use of the individual garages shall be for passenger vehicle storage only. Owners may not store boats, trailers, buses, campers, recreational vehicles, utility trailers, commercial vehicles, oversized vehicles or any other type of equipment, material, machinery or goods in their garage which prevents the Owner from parking a passenger vehicle in the garage.

- C. The parking of any vehicle (or motorcycle) or portion thereof on any sidewalk, or common ground of the community is prohibited and may result in immediate towing.
- D. No one is permitted to park in any manner that impedes the normal flow of traffic, blocks any mailbox, or prevents ingress/egress of any other vehicle to adjacent parking spaces or the open roadway.
- E. All drivers are prohibited from parking vehicles in the emergency access easements or in any other manner that encroaches upon any such access easement or upon adjacent pedestrian walkways.

- F. No vehicle may be parked in a manner that extends beyond the parking lines or crosses over the parking lines.
- G. No one may park any vehicle perpendicular to the marked parking spaces.
- H. All drivers must operate vehicles only on the paved roads of the community and the City's public streets within Cameron Station.
- I. All drivers must have an operating license in order to operate a motorized vehicle within Cameron Station (as required by law).
- J. If a vehicle security system interferes with the right of quiet enjoyment of the community residents should call the police for a noise disturbance.
- K. Property owners are responsible for clearing snow and ice from the driveway/sidewalk serving their home within 24 hours of the end of the inclement weather. For further information regarding this please see the Cameron Station Snow Removal Policy (available at www.cameronstation.org).

VII. USE OF DRIVEWAYS AND GARAGES/CARPORTS

- A. Items may not be stored in a garage in a manner that prevents the parking of the number of residential vehicles in a garage for which such a garage is designed. As such, all Owners/Residents of a home with a one-car garage must be able to park one residential vehicle in their garage. Similarly, all Owners/Residents of a home with a two-car garage must be able to park two residential vehicles in their garage simultaneously. Utilizing Visitor Parking to accommodate a resident vehicle, while not using garage spaces is prohibited and subject to the enforcement process.
- B. Owners/Residents are required to use their garage and/or driveway for parking personal vehicles. Owners/Residents may not park vehicles in such a manner that any portion of the vehicle extends beyond the parking pad or driveway upon their lots or onto pedestrian walkways or this may result in immediate towing of the vehicle.
- C. Vehicle repairs, except for emergency repairs, are not permitted anywhere in the community. At no time shall any vehicle be placed on blocks or jacks.

VIII. ENFORCEMENT

Enforcement will be initiated in accordance with the Due Process Policy for Cameron Station (available at www.cameronstation.org).

- A. Violations Subject to Immediate Towing:

Any vehicle:

- Parked within fifteen (15) feet of a fire hydrant or in a designated fire lane
- Occupying more than one (1) parking space
- Extending beyond the parking lines
- Parked perpendicular to a marked parking space or on a grassy area
- Impeding access to sidewalk ramps or mailboxes
- Constituting a safety hazard
- Not registered with the HOA and has parked in a Visitor Parking space without a valid parking pass for at least twenty-four (24) hours after a citation has been issued to the vehicle. Any vehicle previously cited (3 times) for a similar infraction of this policy within any 12-month period that is not otherwise subject to immediate towing.
- Whose security system has been triggered and allowed to continue unattended for more than ten (10) minutes, or otherwise in violation of this policy shall be subject to immediate removal without notification to the owner of the vehicle.
- Parked in an assigned resident space without permission of that owner.
- Storing a portable storage container/crate in a Visitor Parking space without prior written approval from the Management Office.

IX. FINES

- A. Per the Enforcement and Due Process Policy (available at www.cameronstation.org) upon any finding of a violation, the ARC may impose monetary charges of \$50.00 for any single violation, and \$10 a day for a maximum of ninety (90) days (or such longer time as may be permitted by statute). Any monetary charges so imposed shall become an assessment against the Owner's lot.
- B. After three (3) violations of any parking policy regulations within a 12-month period, the vehicle will be subject to immediate towing and the ARC may impose monetary charges of \$50 for any single violation, and \$10 a day for a maximum of 90 days (or such longer time as may be permitted by statute).
- C. Unregistered Vehicles belonging to Residents parked within Cameron Station for longer than a 24 hour period will be subject to a fine of \$10 per day.

Board of Directors' Responsibilities. Nothing contained herein shall preclude the Board of Directors from seeking injunctive relief or any other remedy available to it in a court of equity.

Owners' Responsibilities. If the Association must enforce this resolution through any form of legal action, the offending Owner shall be responsible for all expenses and/or attorneys' fees incurred by the Association in enforcing the provisions of this Resolution.

Liability. The Association assumes no responsibility for the provision of any security service to protect vehicles parked in the parking areas, and it disclaims responsibility for

any damage to any vehicle parked or operated on Association property. All Owners and residents agree to indemnify and hold harmless the Association and its directors, officers, committee members, and agents against any claims arising out of the towing of a vehicle.

X. MISCELLANEOUS:

This Policy replaces and supersedes ALL previous Parking Policies.

AMENDED AND ADOPTED by the Board of Directors this ___ day of November, 2021.

Appendix A

Cameron Station Community Association Phases

Phases	Address
Phase 1 (I) Parking A	Barbour Drive 4951 Brenman Park Drive Cameron Station Blvd (Even 100's) Comay Terrace Gardner Drive John Ticer Drive Somerville Street (103-163) 171 Somerville Street Tull Place Waple Lane
Phase 2 (II) Parking B	Barrett Place Cameron Station Blvd (Odd 101-200's) Donovan Drive (5050-5142) English Terrace Kilburn Street (5000's) 5156 Knapp Place Martin Lane Minda Court
Phase 3 (III) Parking C	4950 Brenman Park Drive Cameron Station Blvd (Even 200-280) Donovan Drive (4000's & 5000-5009) Kilburn Street (4000's) Medlock lane Murtha Street 191 Somerville Street Somerville Street (200's)
Phase 4 (IV) Parking D	Bessley Place (5232-5251) Brawner Place (5193-5251) Cameron Station Blvd (Even 300-366) Fucci Court Grimm Drive Knapp Place (5109-5130) Lannon Court O'Neill Lane Tancreti Lane (Odd 5229-5449) Vos Lane
Phase 5 (V) Parking E	Bessley Place (5256-5265) California Lane Cameron Station Blvd (Odd 301-500's) Colonel Johnson Lane Helmuth Lane Livermore Lane Pocosin Lane
Phase 6 (VI) Parking F	Brawner Place (5133-5190) Ferdinand Day Drive Harold Secord Street Tancreti Lane (Even 5228-5250)
Phase 7 (VII) Parking G	400 Cameron Station Blvd *This Phase only includes the Residences at Cameron Station Condominiums*

Appendix B



CAMERON STATION CONE/SIGNAGE RESERVATION FORM

Cones/Signage are to be used for the sole purpose of reserving visitor's parking space(s) in accordance with the Cameron Station Community Association Parking Policy Resolution 17-01.

To reserve cones and signage from the Cameron Station Community Association Management Office, please complete this form and return to the Management Office with a security deposit check made out to "Cameron Station Community Association" for \$150. The deposit check will be returned either via the mail to the mailing address you provide below or it can be picked up at the Cameron Club Management Office upon the return of the cones provided to you.

Cameron Station Property Address: _____

Resident Information:

Name: _____

Phone Number: _____

Email: _____

Mailing Address: _____

Reservation Dates: _____

Street/Visitors Space Location to be reserved:

Please check the reason for the reservation:

- ☐ **Reservation for a Storage Pod** (only one space for up to 7 days)
- ☐ **Reservation for a Move In/Out moving vehicle** (up to 4 spaces for 24 hrs)

Cameron Station Community Association, Inc
200 Cameron Station Blvd, Alexandria, VA 22304
703-567-4881

Visitor's
Space

Resident's
Space

Phase 1

CAMERON STATION BOULEVARD

GAZEBO

POOL

GARDNER DRIVE

GARDNER DRIVE

WAPLE LANE

TULL PLACE

WAPLE LANE

JOHN TIGER DRIVE

BARBOUR DRIVE

JOHN TIGER DRIVE

BARBOUR DRIVE

COMAY TERRACE

SOMERVELLE STREET

BRENNAN PARK DRIVE

Phase 2

Visitor's
Space

Resident's
Space

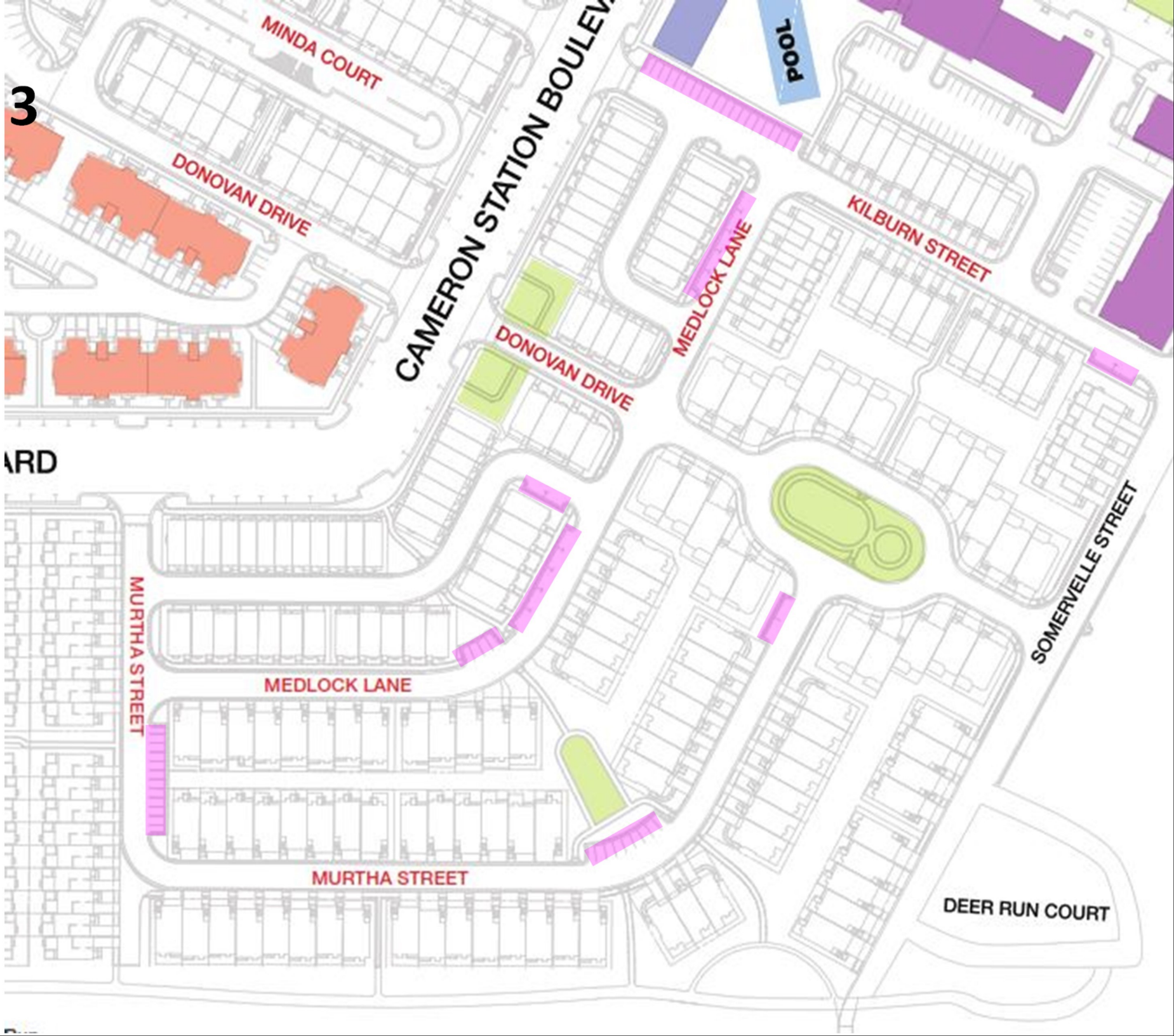


CAMERON STATION BOULEVARD

Phase 3

Visitor's
Space

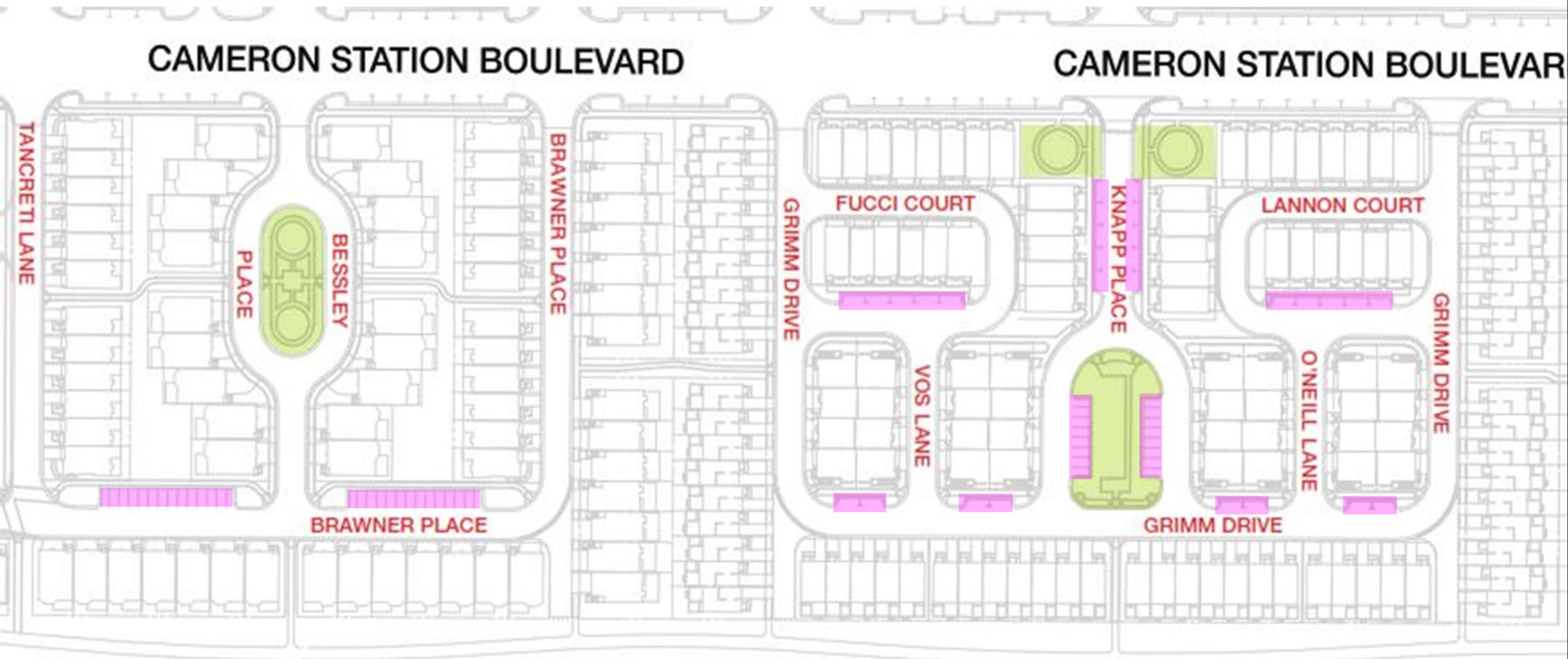
Resident's
Space



Phase 4

Visitor's
Space

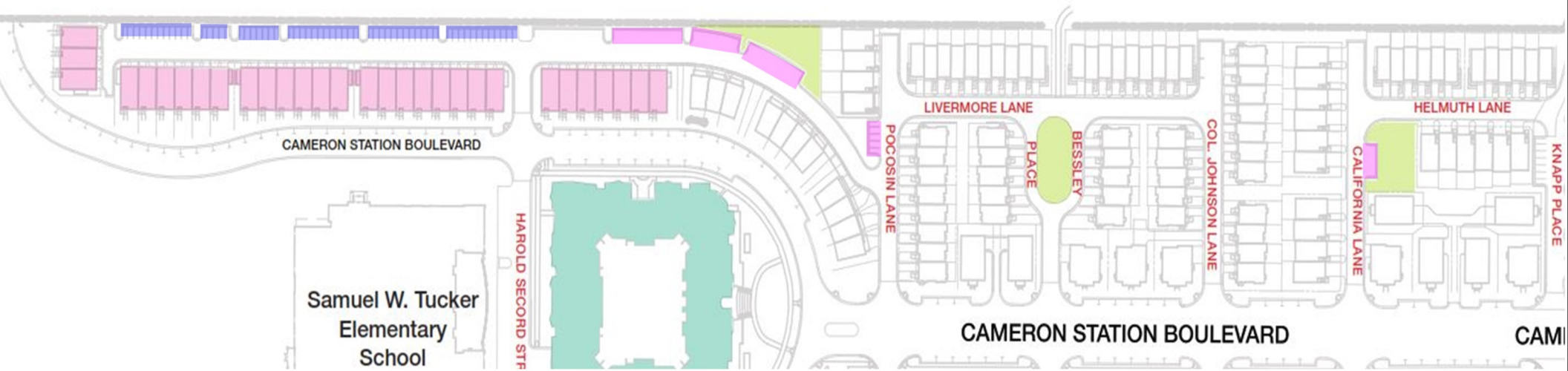
Resident's
Space

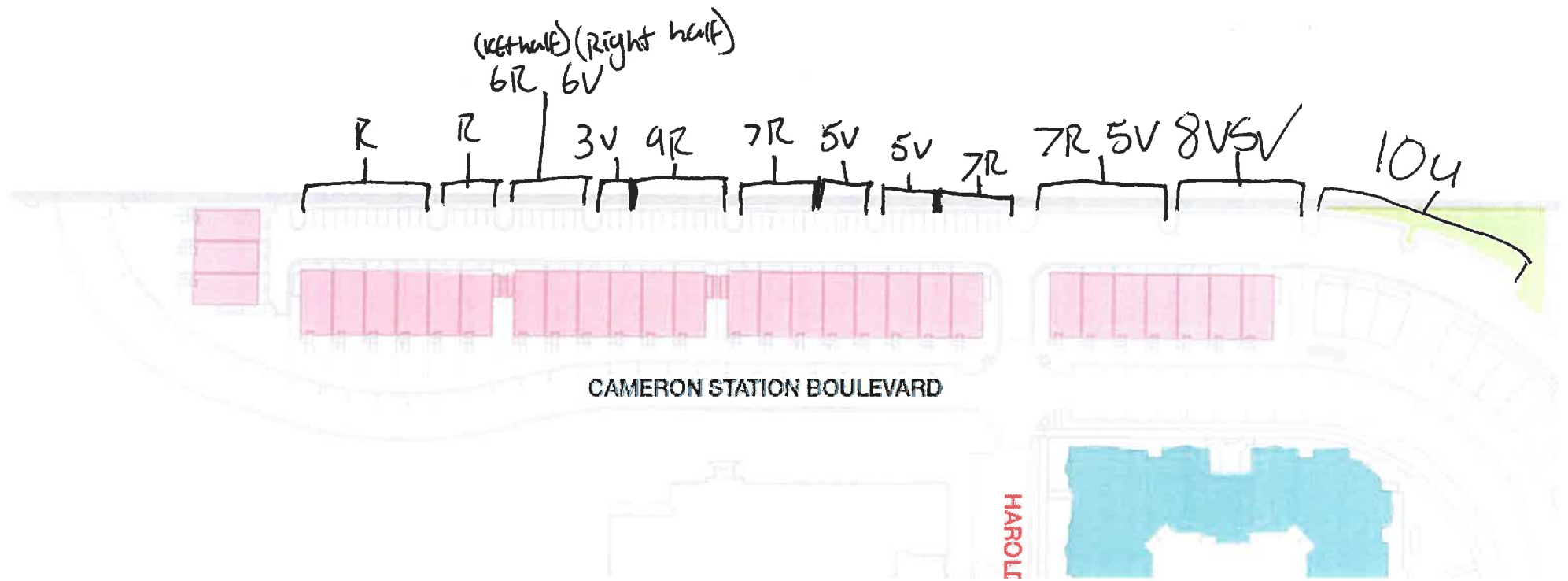


Phase 5

Visitor's
Space

Resident's
Space





R - Reserved

V - Stenciled visitor, no sign

U - Un marked

VS - visitor spot, marked w/ CSCA sign

Phase 6

Visitor's
Space

Resident's
Space

Samuel W. Tucker
Elementary
School

HAROLD SECORD STREET

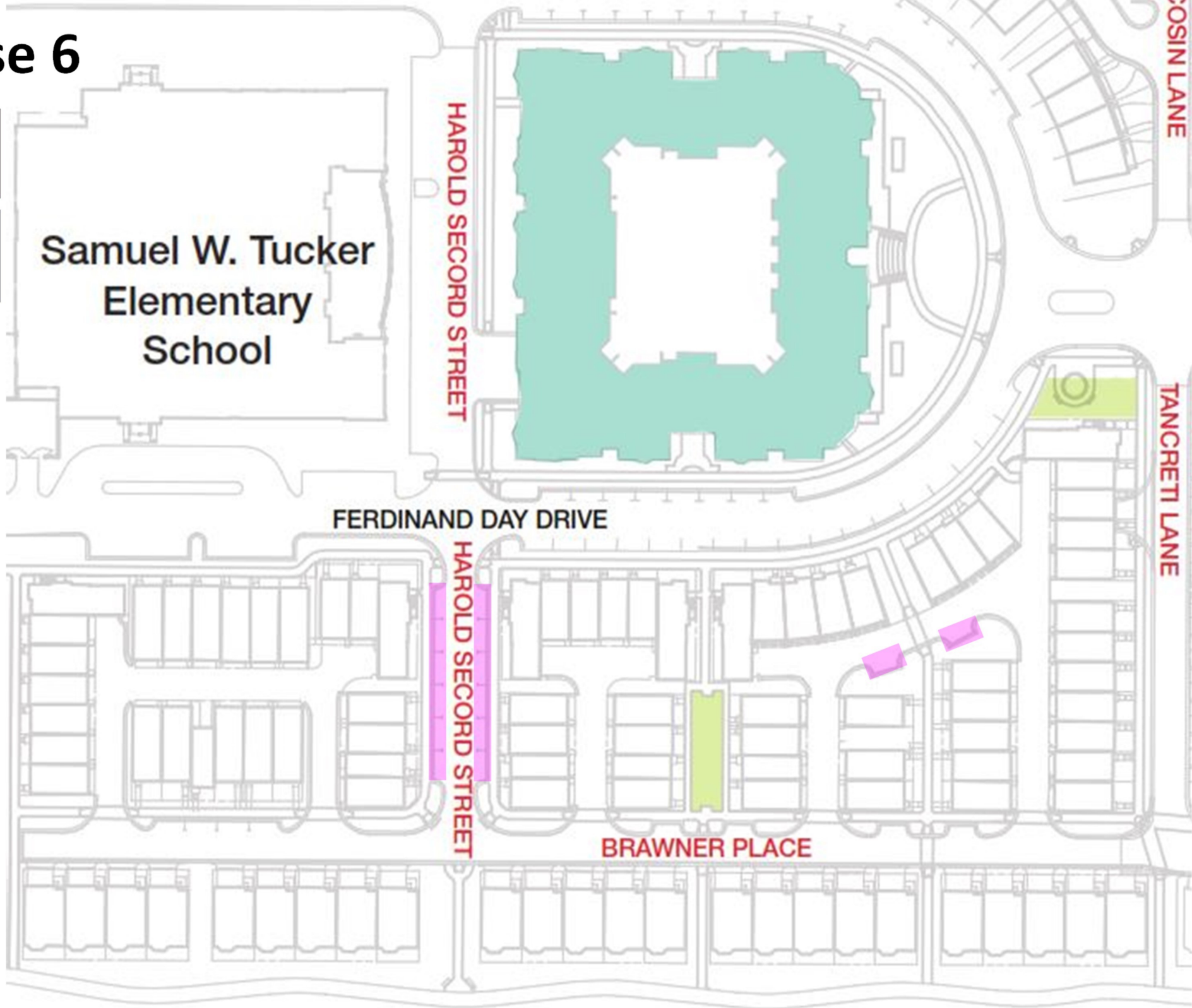
FERDINAND DAY DRIVE

HAROLD SECORD STREET

BRAWNER PLACE

COSIN LANE

TANCRETI LANE



Phase 7

**The Association does
not enforce parking in
the Residences Condo
parking garage.**

