

Little River Mews Homeowners Association

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Little River Mews Regulations for Common Area - Paved Amended and Effective May 1, 2022

1. General

- a. These regulations are established by the Board of Directors in accordance with provisions of Article VII, Section 1, LRMHA By-Laws, State of Virginia laws, and Fairfax County guidelines for associations.
- b. The primary purposes for establishing these regulations are to (1) provide the Board of Directors with a basis for the enforcement of the provisions of this Regulation and (2) distribute parking spaces for the residents who are domiciled in the Mews.
- c. The Members of the Board may adopt special rules as required to respond to special, unanticipated needs.

2. Compliance

- a. Willing compliance with the provisions of these Regulations will demonstrate the necessary consideration to make do with the 90 parking spaces provided for the use of 42 households. The three spaces at the entry to the Mews are not the property of LRMHA and are designated no parking areas by VDOT. Anyone parked there is subject to ticketing and towing by the state of Virginia.
- b. Unit owners and tenants are responsible for ensuring guests obey these regulations.
- c. Failure to comply with these regulations shall be met with actions described in Section 10 of these regulations, or other actions as determined by the Board.

3. Safety

- a. Within the common paved area of Little River Mews, the maximum speed limit is 15 miles per hour.

4. Parking Space Distribution

- a. There are 42 parking spaces in Little River Mews marked RESERVED. Each unit is allotted one RESERVED space. In general, the RESERVED space should be used first before other spaces are used.
- b. There are 48 parking spaces marked PERMIT REQUIRED. There are no open parking spaces in Little River Mews. Homeowners/residents who have more than one vehicle may use additional PERMIT REQUIRED spaces available on a first come-first served basis.

5. Vehicle Registration

a. Limitations on the number of vehicles allowed: each of the 42 units in Little River Mews is allowed a maximum of THREE vehicles. There is no requirement to register vehicles with the Board, but all vehicles parked between 6 p.m. and 9 a.m. must clearly display a valid LRMHA hangtag in the front window of the vehicle.

b. If an owner is in arrears (behind) in payment of LRMHA assessments by any amount, said owner will receive one (1) hangtag for the allotted RESERVED space and NO ADDITIONAL HANGTAGS. NO OTHER PERMITS WILL BE ALLOWED. PLEASE CONTACT THE MANAGEMENT COMPANY IF YOU HAVE QUESTIONS ABOUT THE AMOUNT OWED. You are considered to be in arrears until your payments are stamped and satisfy the entire debt of record. Please be sure to pay all assessments in a timely manner (ideally two weeks prior to the due date) in order to permit processing and recordation of your payment prior to hangtag distribution. Any owner in arrears may park only in their RESERVED space and may not borrow a hangtag from another resident to circumvent this restriction. The LRMHA Board will work with Dominion Towing to strictly enforce this rule, should any owners become in arrears of their obligation to pay LRMHA assessments. However, if your assessments are subsequently paid, you will receive the number of hangtags as stated above.

c. If an owner is found, following legally sufficient notice which includes the right to request a hearing before the Board to contest the violations found, to have failed to maintain his or her property in good repair, as required by Article VII of the Little River Mews Declaration of Covenants, Conditions and Restrictions, said owner will receive one (1) hangtag for the allotted RESERVED space and NO OTHER HANGTAGS. NO OTHER PERMITS WILL BE ALLOWED for the unit. The LRMHA board will work with Dominion Towing to strictly enforce this rule. However, if the repairs are subsequently performed, you will receive the number of hangtags as stated above.

d. All vehicles (this includes motorcycles) owned by each homeowner/resident must be parked in individual spaces:

i. Subject to the limitations noted above in 4(a), each household will be issued a hangtag for up to three vehicles owned, leased, regularly used by permanent residents or their visitors, and normally parked in the Mews. Hangtags may be obtained by calling, e-mailing or writing Northern Virginia Management.

ii. It is the responsibility of the homeowner or resident to obtain LRMHA hangtags from Northern Virginia Management.

iii. Vehicles parked in the Mews must be legally operable on state and local roads and must be licensed in accordance with Virginia law.

iv. Only properly issued LRMHA hangtags are valid.

v. LRMHA hangtags must be removed from the vehicle when no longer permanently parked in the Mews.

vi. LRMHA hangtags must be clearly displayed in the front window of the vehicle.

vii. Hangtags are transferable from one vehicle to another. Please remember to grab your tag should you have to leave your car in the shop for repairs or purchase or lease a replacement vehicle.

6. Parking

- a. Each vehicle shall be parked so that only one space is occupied. Double parking is prohibited. Parking a vehicle so that it is touching or over a line is prohibited.
- b. Each vehicle must fit within the area defined by the curb and the striping for a parking space. No parked vehicle may extend into the travel lanes beyond the striped lines for a space, nor may it extend beyond the curb where it intrudes over the grass and/or sidewalk.
- c. Vehicles parked so that they extend over the curb may be towed without warning. Homeowners may also be assessed the costs of restoring turf disturbed by vehicles if they damage grass on common ground.
- d. Parking in fire lanes (painted yellow) and any other place that is not a designated parking space is prohibited.
- e. No markings or signs other than those provided by the LRMHA may be placed on or near parking spaces.
- f. LRMHA grants limited, short term, daytime variances to the above restrictions to accommodate tradespersons', governmental, and commercial vehicles actively engaged in making a delivery, conducting emergency repairs, responding to an emergency, or performing contracted maintenance.

7. Guest Parking

- a. The following policies apply to guest parking:
 - i. Homeowners or renters will not receive different passes for visitors. All homeowners whose accounts are in good standing will receive 3 hangtags which may be used for any combination of residents and guests.
 - ii. No one will receive more than 3 hangtags.
 - iii. Residents in need of extended parking for a single guest vehicle may borrow an additional hangtag from a willing neighbor for a period not to exceed one week. There is no guarantee of or right to additional hangtags beyond the three issued to a member in good standing. Members in arrears or in violation of LRMHA guidelines are only entitled to the use of their RESERVED parking space and single issued tag.
 - iii. All previous versions of guest passes shall be null and void.
- b. All hangtags will be distributed by Northern Virginia Management between February and March each year.
 - i. Initial parking hangtags will be distributed free of charge. Replacements will require a \$50 fee, payable to LRMHA and submitted to the management company. Any unit that acquires replacement tags and is found to be parking more than their allotted number of vehicles may have excess vehicles towed.

ii. Guests may park in spaces marked PERMIT REQUIRED or your unit's RESERVED space, provided a proper hangtag is displayed in the windshield. Hangtag must be hanging from or near the rearview mirror and be visible. Optionally, the hangtag may be placed in a visible location on the front dashboard.

iii. Multiple guest parking (for parties or other gatherings) in Little River Mews is strictly prohibited after 6 pm. Units who will have more than two guest cars attending a function should have the guests park outside Little River Mews— there are not sufficient parking spaces in Little River Mews for multiple guest parking in the evening.

8. Authorized Vehicles

a. Only vehicles displaying a valid LRMHA hangtag may be parked in the Mews during restricted hours: 6:00 p.m. to 9:00 a.m. At other times, parking in PERMIT REQUIRED spaces is available to invited guests and tradespersons without a hangtag.

b. No commercial vehicle may be parked overnight in the Mews. The Board defines a commercial vehicle as (i) any vehicle used for the carriage of merchandise, goods, or persons for hire, and (ii) any vehicle displaying advertising lettered thereon.

c. Storage of boats and trailers in the Mews is prohibited. However, temporary parking of a moving vehicle/trailer/pod for the purposes of a resident moving in or out of the Mews is permitted, subject to written permission from a Board officer which must be displayed on the moving vehicle/trailer/pod and that parking the moving vehicle does not pose a hazard or danger to other residents and visitors.

d. Common area paved spaces may not be used to store any other property. Such materials shall be removed at the expense of the owner.

e. No derelict or stored vehicles shall be parked in the Mews. Units violating this rule shall be notified via mail that vehicle will be towed at owner's expense.

f. Storage of an unregistered/unauthorized vehicle in any parking space or on any common area is absolutely prohibited. Such vehicles are subject to immediate towing.

9. Vehicle Maintenance

a. Maintenance and repair of any vehicle involving the draining of any vehicular fluids is strictly prohibited.

b. Runoff into the storm drains empties into a stream protected as a Chesapeake Bay Stormwater area. Prohibited materials may not be washed or emptied into the storm drains.

c. Vehicle repair requiring the use of large or noisy equipment that could damage adjacent vehicles, impede the flow of traffic, or damage common property, is strictly prohibited.

d. Owners will clear away all tools and parts when not actively working on their vehicles and clear the parking lot and grounds of debris.

e. Maintenance or repair of non-residents' vehicles within the Mews is prohibited.

10. Enforcement

- a. It is each homeowner's responsibility to make sure they receive their hangtags each year from Northern Virginia Management and that hangtags are properly displayed. Residents should contact Northern Virginia Management concerning obtaining required permits.
- b. Visiting guests must display a valid LRMHA hangtag in view from the front window, either hung from or near the rearview mirror or placed in full view on the dashboard. All guest and service persons need a guest tag M – F and weekends after 6:00 pm and before 9:00 am. Any guest in violation may be towed without warning.
- c. Any vehicle that does not have a valid LRMHA hangtag visible may be towed without warning at owner's risk and expense.
- d. Vehicles that are improperly parked or are in violation of any of the LRMHA regulations may be towed without warning.
- e. Any motorcycles that do not display a LRMHA hangtag will be towed. Motorcycles must be parked within a parking space.
- f. These regulations of the common paved area of Little River Mews shall be enforced by the Board through verbal warnings, or one of the following actions:
 - i. Towing: In addition to issuing a violation letter or warning sticker, a LRMHA Board member may order the towing of any vehicle that is parked in willful violation of these or any other LRMHA regulations, including but not limited to: parking in another member's assigned space, taking up multiple spaces with a single vehicle, falsifying hangtags, or access restrictions on types and numbers of vehicles an owner is entitled to park. If a valid LRMHA hangtag is not clearly visible in the front window of the vehicle – even if the hangtag is located in any other spot other than the front window, the vehicle could be towed for an improperly displayed hangtag. All towing costs and liability are assumed by the vehicle owner.
 - ii. Violation Letters: Owners are responsible for the actions of all guests and/or tenants. LRMHA members determined to have repeat violations of these regulations may receive a VIOLATION LETTER issued to the owner of the unit in question. A homeowner may be called to appear at a Board hearing after a repeat violation, after which parking privileges may be revoked.

g. You may have vehicles towed from YOUR OWN RESERVED SPOT. To do so, you must call Dominion Towing. Their phone number is (703) 730 339-2400. Dominion Towing has a procedure for towing vehicles out of RESERVED parking spots. YOU MAY NOT HAVE ANY VEHICLE TOWED FROM ANY OTHER PARKING SPOT BUT YOUR OWN RESERVED SPOT FOR ANY REASON. The person calling Dominion Towing (see information below) needs to provide their name and a call back number. The caller also needs to provide Dominion Towing with their address and the make, model and tag number of the vehicle. The caller meets the tow truck driver and signs a towing ticket.

i. Disclaimer: Any vehicle improperly towed is the liability of the person who signs the tow ticket. The Little River Mews Board and Homeowner's Association are not liable for any vehicle an owner/renter has improperly towed out of the homeowners/renters RESERVED spot or any other parking spot in the Little River Mews Development.

Dominion Towing Phone: 703-339-2400 Hours of Operation – 24 hour access Address: 2898 Gallows Road, Falls Church, VA

ii. Towing shall be at the risk and expense of the owner of the towed vehicle.

h. Anyone (owner, tenant, or guest) who in any way harasses or threatens a Board member while said Board member is exercising his or her authority to enforce these regulations shall be reported to the Fairfax County Police IMMEDIATELY. Further legal action may be pursued.