

Bentana Woods West Cluster Association
Vehicle and Parking Regulations
Adopted July 13, 2017

These regulations apply to all residents, renters, guests, and visitors alike, with the reminder that homeowners, whether resident or not, are responsible for making sure that they, their renters, guests, and visitors comply with all regulations.

Only two vehicles per household may be parked in the Cluster at any one time.

Households with driveways and garages are expected to use their driveway and/or garage as their primary parking space. Houses with only one assigned space are expected to use the assigned space as their primary parking space. Vehicles per household in excess of two may not park anywhere in the Cluster.

Towing of Vehicles

Any vehicle found in violation of these regulations may be towed at the owner's expense. With the exception of the curbside and fire lane automatic towing arrangements, other towing from Cluster property for violation of the regulations may only be authorized by a Cluster Officer. A reasonable effort will be made to contact the vehicle's owner, but towing can be enforced immediately upon violation.

Types of Parking Spaces

Parking is allowed only in the following designated parking space types:

- **Assigned** spaces are marked by a two-digit number and only vehicles associated with the assigned household may park there. Assigned spaces are designated by the Board of Directors.
- **Visitor** spaces are marked "Visitor," and are for temporary use by non-residents. No visitor may occupy a visitor space for more than 5 consecutive days within a 60-day period without written permission from the Board of Directors. Visitor spaces may be made off limits by the Board of Directors for such reasons as Snow Parking Emergency and will be marked appropriately.
- **Reserved** spaces are either unmarked or marked as "Reserved" but without a number designation. Parking in reserved spaces is allowed only by households surrounding the sections such that their household is adjacent to the parking lot. Reserved parking spaces are first come, first serve and not assigned to any one household.

Compliance with Local and State Laws

All vehicles must comply with applicable Fairfax County ordinances and Virginia laws. This includes the requirement that all vehicles must be licensed and insured for legal operation.

Where to Park

All vehicles and their cargo must fit within designated parking spaces. Households with motorcycles or mopeds may share an “**Assigned**” space with another vehicle so long as both vehicles both belong to the household both fit within the confines of the parking space.

All curbs within the Cluster are designated fire lanes, and therefore parking is not allowed along side any curb per applicable Fairfax County ordinances and Virginia laws. Loading and unloading may take place, and hazard lights must be used to indicate that the vehicle is attended. However, the vehicle operator must be within reasonable distance of the car at all times. Parking or driving on Cluster property other than paved streets such as grassy areas, sidewalks, or paths is strictly prohibited unless given permission by the Board of Directors. No vehicle may impede access to Cluster property, driveways, or sidewalks at any time.

Fluids from Vehicle

All vehicle owners shall be responsible for damage to cluster property. Owners will be assessed the cost of cleaning any repair of damage to the property, in addition to any fines imposed by Fairfax County.

Storage of Vehicles

Inoperable vehicles may not be stored on Cluster property.