

HIDDENBROOK HOMES ASSOCIATION

POLICY RESOLUTION 2023-03

Regarding Vehicle Parking Rules

WHEREAS, Article VII, Paragraph 11, of the Declaration of Covenants, Conditions and Restrictions of Hiddenbrook Homes Association recorded in Deed Book 3738 at Page 246, et. seq. (“Declaration” and “Association” respectively) states:

No junk vehicles or house trailer shall be kept on any lot. No storage of boats, boating equipment, travel trailers or camping equipment shall be visible from the street.

WHEREAS, the Board of Directors believes that it is in the best interests of the Association for the Board to adopt reasonable rules for parking and storage of vehicles.

I. DEFINITIONS

“Lot” shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

“Vehicle” shall mean any piece of equipment designed to transport people or cargo. Vehicles include but not limited to trailers, bicycles, motor vehicles (motorcycles, cars, trucks, buses, recreational vehicle, mobility scooters for disabled people), watercraft (ships, boats, personal watercraft), etc.

“Light Duty Vehicle” shall mean cars, vans, SUVs, or pickup trucks, with a GVWR less than or equal to 10,000 pounds, (i.e., Class 1 through Class 2 vehicles, as designated by the U.S. Department of Transportation).

“Leisure Vehicle” shall mean any Vehicle that is not a “Light Duty Vehicle”.

“Junk Vehicle” shall mean a Vehicle of any age that is inoperable, or unsafe to operate under its own power if self-propelled, or while being towed, if not self-propelled, or does not have a current valid Virginia State Vehicle inspection.

II. LOT PARKING RULES

Vehicles parked in the front yard must be on the driveway.

Vehicles may not be parked in side or rear yards.

Only Light Duty Vehicles can be regularly parked on the driveway.

Leisure Vehicles may be parked temporary (overnight, over weekends, or on federal holidays) on the driveway. At other times Leisure Vehicles should be garaged or parked in the street.

Junk Vehicles which are being repaired shall not be stationary on the driveway for more than seven (7) consecutive days. At other times the Junk Vehicles must be garaged or kept under a car cover specifically designed of this purpose (i.e., tarps may not be used).

III. COMMON AREA PARKING RULES

Vehicles may not be parked on common areas, with the exception of the parking lot.

Vehicles may only park in the parking lot during the hours of 6am to 12am (no overnight parking).

No Junk Vehicles may be parked in the parking lot.