

**FAIRLINGTON MEWS CONDOMINIUM ASSOCIATION
RESOLUTION #2008-01**

**REGULATION GOVERNING THE USE OF EXTERIOR STORAGE
CONTAINERS**

WHEREAS, Article IV, Section 2 of the Bylaws of Fairlington Mews Condominium states: “The Board of Directors shall have the power and duties necessary for the administration of the affairs of the Council and may do all such acts and things as are not by law or by these By-Laws directed to be exercised and done by the co-owners”; and

WHEREAS, Section 55-79.80:2 of the Virginia Condominium Act empowers the Board to adopt and publish rules and regulations governing the use of Common Area and to establish penalties for infraction of such rules and regulations; and

WHEREAS, Article IV, Section 3 (a) of the Bylaws states: “The Board of Directors shall be responsible for the care, upkeep and surveillance of the project and the common areas and facilities”; and

WHEREAS, the Board desires and intends to adopt reasonable restrictions on the use of the Common Area for placement of any such exterior storage containers so that the use of such storage containers does not become a continuing annoyance or hazard to the community;

NOW, THEREFORE, BE IT RESOLVED THAT, the following regulations governing the storage of exterior storage containers in the Common Area are hereby adopted.

1. This regulation governs the placement, maintenance, or storage of any exterior storage container, normally used for the purpose of storage of household items or equipment. Examples of these types of containers include, but are not limited to: personal moving containers, mobile moving trailers (such as U-Haul or Ryder or other similar containers), Portable On-Demand Storage (PODS) units, Construction Dumpsters, and other similar types of containers too large to be stored inside a resident’s home.
2. The size of the exterior storage container may not exceed the size of the owner’s parking space and should measure no more than seven (7) feet tall and cannot block the use of vehicles in neighboring parking spaces.
3. Residents must submit to management a written request for permission and obtain approval prior to placement of any of these types of containers in the community in any parking space. The written request must state the date of container placement and removal date.

4. Residents shall only place these types of containers (described in 1. above) in their assigned or regularly used parking space and are prohibited from blocking access to sidewalks or parking these containers in guest parking spaces, common grass areas, fire lanes or handicapped parking spaces.
5. Storage containers in any location other than in their allocated parking space will be subject to immediate towing and residents shall be responsible for all costs associated with the towing. The Association will not be held responsible for any loss or damages to personal vehicles or personal belongings that have been towed.
6. The Association shall not be responsible for the security of these types of storage containers and shall not be liable for any loss or damage to personal property occurring as a result of vandalism, negligence or theft involving the storage containers.
7. Residents may leave these types of containers in their parking space for a maximum of ten (10) days. Extensions in twenty-four (24) hour segments may be granted by the Board of Directors (at its sole discretion) in the event that severe weather or another unavoidable occurrence interrupts loading and/or unloading. Any resident who leaves such a container in the community for more than ten (10) days may be subject to an assessed charge, pursuant to Section 55-79.80:2 of the Virginia Condominium Act, of Ten Dollars (\$10.00) per day for up to ninety (90) days for a continuing violation or other such penalty as the Board, in its discretion, determines to be appropriate. Such penalties may include, but are not limited to, towing.
8. Any damage to Association property will be assessed against the unit owner's property.

This resolution is effective January 1, 2009.

FAIRLINGTON MEWS CONDOMINIUM ASSOCIATION

RESOLUTIONS ACTION RECORD

Resolution Type _____ Policy _____ No. 2008-01

Pertaining to: Regulation Governing the Use of Exterior Storage Containers

Duly adopted at a meeting of the Board of Directors of the Fairlington Mews
Condominium Association, held 18th day of December 2008.

Motion by: /s/ Julia Claypool Seconded by: /s/ Ronald E. Patterson

OFFICER	TITLE	YES	NO	ABSTAIN	ABSENT
Tami Anderson	President	√			
Seth Low	1 st Vice President	√			
Ronald E. Patterson	2 nd Vice President	√			
Julia Claypool	Treasurer	√			
Thomas R. Corbin	Secretary	√			

ATTEST:

/s/ Thomas R. Corbin
Secretary

December 18, 2008
Date

Resolution Effective January 1, 2009
Date