

RESOLUTION NO. 2025-1
OF THE BOARD OF DIRECTORS OF
SHERWOOD LAKES COMMUNITY ASSOCIATION, INC.
(Towing)

This **RESOLUTION** is made this 18th day of December 2024, by the Sherwood Lakes Community Association , Inc ., the Sherwood Lakes Condominium Association , Inc ., and the Sherwood Lakes Townhouse Condominium Association, Inc. hereinafter called the "Sherwood Lakes Associations."

WITNESSETH

WHEREAS, Home Associates of Virginia, Inc., a Virginia corporation ("Declarant"), submitted to record various restrictive covenants by that certain Declaration of Covenants , Conditions , Restrictions and Easements Sherwood Lakes dated July 22, 2008 and recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia in Deed Book 2214, Page 1157 ("Declaration"), as amended from time to time; and

WHEREAS, the Bylaws of Sherwood Lakes Community Association, Inc. govern the operations of the Association ("Bylaws"); and

WHEREAS , Article II, Section 2.1(h) of the Declaration provides that the Association shall have right to regulate parking on Common Areas and Community Facilities through the granting of easements, licenses, or promulgation of rules and regulations and, in areas where parking is provided on private streets and parking bays owned by the Association, the right but not the obligation, to assign and reserve parking spaces for the exclusive use of individual Owners; and

WHEREAS, Article VI, Section 6.17 of the Declaration provides that the Association shall have the right to adopt general rules to regulate potential problems relating to the use of the Property and Lots and the well-being of Members and Residents, including rules regarding the storage and use of all vehicles, and such rules shall be binding on all Members and Residents, their tenants, guests and invitees; and

WHEREAS , the Boards of Directors for the Sherwood Lakes Associations deem it to be in the best interests of the Sherwood Lakes Associations to clarify the Sherwood Lakes Associations' rules and regulations regarding parking and to adopt a towing policy for the benefit of the community; and

NOW THEREFORE BE IT RESOLVED THAT the Boards of Directors for the Sherwood Lakes Associations , after proper motion , second and discussion , hereby adopt the following Resolution to establish clear rules and regulations regarding parking within the community and the towing of vehicles in violation of the rules.

1. Towing Policy. Each property owner, resident, visitor, invitee and all third parties entering Sherwood Lakes Community Association, Condominium Association, and Townhouse Condominium Association property shall be subject to the following rules and regulations:

- A. Parking Restrictions. In addition to other parking restrictions herein, no unattended parking of any trailer, recreational vehicle, tractor, grader, wagon, boat, personal watercraft, wave runner, jet ski or other watercraft, bus, motor scooter, garden maintenance equipment, construction equipment, or camper (whether powered or unpowered) (collectively referred to as "Vehicle") is allowed on any private street or undesignated parking area within the respective Sherwood Lakes Association neighborhoods without the express written consent from the respective Board of Directors or its appointed designee. The Sherwood Lakes Association Board of Directors shall cause the posting of signs in each neighborhood advising of the towing policy as required by the Virginia Beach Motor Vehicle and Traffic Code, as amended, which shall advise all parties of the fact that vehicles parked in violation of this prohibition may be towed at the owner's expense.
- B. Sherwood Lakes Association Property. No parking, driving or operating of any Vehicle is allowed at any time on Sherwood Lakes Community, Condominium or Townhouse Condominium Association common property, including but not limited to, all recreational areas, greenbelts, or other property (unless specifically permitted in Section 1A) owned by Sherwood Lakes Community, Condominium or Townhouse Condominium Associations without the express written consent of the respective Board of Directors or its designee.
- C. Prohibition Against Unattended Vehicles in Certain Areas. The owner or operator of a vehicle may not leave unattended on Sherwood Lakes Community, Condominium or Townhouse Condominium Association property a vehicle that:
 - (i) Is parked in a designated tow-away zone;
 - (ii) Is parked in a designated "fire-lane";
 - (iii) Is parked on grass or other landscaped areas;
 - (iv) Is parked in a marked handicap space with no valid handicap permit or license plate;
 - (v) Is parked in an area that obstructs a traffic aisle, entry or exit of any Sherwood Lakes Community, Condominium or Townhouse Condominium Association common area parking;

- (vi) Is parked in an area that obstructs the free flow of traffic on Sherwood Lakes Community, Condominium or Townhouse Condominium Association private streets;
- (vii) Is parked in an area designated by the Sherwood Lakes Community, Condominium or Townhouse Condominium Association Board of Directors as a "no parking area";
- (viii) Is parked on a Sherwood Lakes Community, Condominium or Townhouse Condominium Association private street or common area and leaks excessive fluids, or is in a state of disrepair or abandoned as determined by the Sherwood Lakes Community, Condominium or Townhouse Condominium Association Board of Directors;
- (ix) Is inoperable or wrecked and legally not drivable on city streets;
- (x) Displays a sign or notation the vehicle is "For Sale";
- (xi) Is parked within fifteen (15) feet of a fire hydrant;
- (xii) Is parked in any area that hinders or interferes with the operation by an emergency department or entity vehicle.

D. Owners and Residents. Owners and residents are responsible for informing their guests, occupants, tenants, licensees and invitees (including realtors and contractors) of all parking restrictions and this Policy.

E. Violations. Vehicles in violation of this Section 1C or in violation of the prohibitions identified in the Declaration under Article II, Section 2.1(h); Section 22 of the Sherwood Lakes Condominium Association, Rules and Regulations and Section 19 of the Sherwood Lakes Townhouse Condominium Association Rules and Regulations shall be subject to immediate towing and removal subject to the requirements and restrictions as outlined in the Code of the City of Virginia Beach, Virginia, Motor Vehicle and Traffic Code, Chapter 21, Article IV.

2. Violation of Policy and Penalties. Violation of any of the policies herein adopted, or such other applicable covenants, conditions, and restrictions, may result in the towing of the Vehicle which is in violation of the herein adopted policy and such remedy shall be in addition to and not an election of other rights, remedies, fines, penalties and other remedies available to the Board of Directors for such violation.
3. Compliance with Applicable Statute. Notwithstanding any stated provision contained herein, the towing of a Vehicle shall be in strict compliance with Chapter 21 of the Code of the City of Virginia Beach, Motor Vehicle and Traffic Code. Any towing requested by the Sherwood Lakes Community, Condominium or Townhouse Condominium Association

Board of Directors shall be by contract with a licensed towing company as regulated by the Code of Virginia.

4. No Waiver. The failure of the Sherwood Lakes Community, Condominium or Townhouse Condominium Association Board of Directors to act to cause the towing of any Vehicle which is in violation of the policy herein adopted shall not be considered a waiver for the purposes of future enforcement hereof.

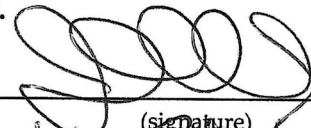
BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon execution; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to each Member upon adoption, and a copy shall be placed among the books and records of the Association.

IN WITNESS WHEREOF, the Board of Directors of Sherwood Lakes Community Association, Inc., the Board of Directors of Sherwood Lakes Condominium Association, Inc., and the Board of Directors of Sherwood Lakes Townhouse Condominium Association, Inc., has set their hands on this 18th day of December 2024.

SHERWOOD LAKES COMMUNITY ASSOCIATION,
INC.

BY: _____


(signature)

John Peterson, President
(print)

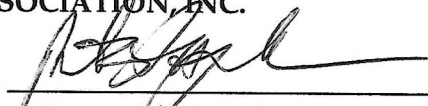
ATTEST: _____


(signature)

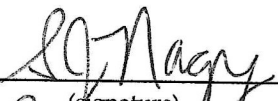
Gregory D. Clark, Secretary
(print)

SHERWOOD LAKES CONDOMINIUM
ASSOCIATION, INC.


BY: _____



(signature)

Peter S. Kern, President
(print)

ATTEST: 
(signature)
Summer J. Nagy Secretary
(print)

**SHERWOOD LAKES TOWNHOUSE CONDOMINIUM
ASSOCIATION, INC.**

BY: 
(signature)
Dianna Reacher President
(print)

ATTEST: 
(signature)
Laurie Combiths Secretary
(print)