**Mount Woodley Manor Parking notice**

**9/1/2024**

As we continue to have problems with parking in the neighborhood, the board will be signing an agreement with a towing company. This your notice that as of October 1st, parking rules will be enforced and any cars that are found in violation will be towed.

Cars that are in violation include those that double park, those parked in fire lanes and those who park in reserved spots.

All residents are assigned two reserved parking spots for their own use. All spots and assignments can be found on the following website. <http://www.mtwoodleymanor.com/parking-space-assignments>. You cannot park in another resident’s spot without the resident’s explicit approval. If you do park in their spot, they have the right to call the towing company and have your car towed.

All residents are required to follow the signs in the community most especially the fire lane signs. These are Fairfax County rules and are for the safety and preservation of our homes in the event of a fire. If someone is parked in the fire lane, they will be towed. If you see someone violating the rule, please call the towing company. You can call the non-emergency line in the meantime and report these violations. **703-691-2131.**

Double parking makes it difficult for others to pull in and out of their parking spots. Again, if someone is double parked, residents can call the towing company to have the car towed.

The information for the towing company will be listed on the signs and is available below.

If you have tenants, please share this information with them as soon as possible. Many of the violations are from renters in the community and even after we have confronted these tenants, they continue to violate the rules.

Thank you,

Mount Woodley Manor HOA Board

**HENRY’S WRECKER SERVICE**

**2810 Hartland Rd. Falls Church, VA 22043**

**PHONE 703-698-8900**

**www.henryswrecker.com**

ARTICLE X

POWERS AND DUTIES OF THE ASSOCIATION

Section 1. Discretionary Powers and Duties. The Association shall have the following powers and duties which may be exercised at its discretion:

1. To enforce any or all building restrictions which are imposed by the terms of this Declaration or which may hereafter be imposed on any part of the Properties. Provided, that nothing contained herein shall be deemed to prevent the owner of any Lot from enforcing any building restrictions in his own name; the right of enforcement shall not serve to prevent such changes, releases or modifications of the restrictions or reservations placed upon any part of the Properties by any party having the right to make such changes, releases or modifications in the deeds, contracts, declarations or plat in which such restrictions and reservations are set forth; and the right of enforcement shall not have the effect of preventing the assignment of those rights by the proper parties wherever and whenever such right of assignment exists. The expense and costs of any enforcement proceedings initiated by the Association shall be paid out of the general fund of the Association, as hereafter provided for;
2. To provide such light as that Association may deem advisable on streets and for the maintenance of any and all improvements, structures or facilities which may exist or be erected from time to time on any Common Area;
3. To use the Common Area and any improvements, structures or facilities erected thereon subject to the general rules and regulations established and prescribed by the Association and subject to the establishment of changes for their use;
4. To mow or resow the grass and to care for, spray, trim, protect, plant and replant trees and shrubs growing on the Common Area and to pick up and remove from said property and area all loose material, rubbish, filth and accumulations of debris; and to do any other thing necessary or desirable in the judgment of the Association to keep the Common Area in neat appearance and in good order;
5. To exercise all rights and control over any easements which the Association may from time to time acquire, including, but not limited to, those easements specifically reserved to the Association in Article IX, hereof;
6. To create, grant and convey easements upon, across, over and under all Association properties including but not limited to, easements for installation, replacement, repair and maintenance of utility lines serving lots in the subdivision;
7. To employ counsel and institute and prosecute such suits as the Association may deem necessary or advisable, and to defend suits brought against the Association.
8. To employ from time to time such agents, servants and laborers as the Association may deem necessary in order to exercise the powers, rights and privileges granted to it, and to make contracts; and
9. To promulgate such rules and regulations as needed to regulate the use of any parking area that may be constructed or authorized on Common Area for the benefit of all Owners, which rules and regulations may include assignment of parking spaces and no restriction or prohibition on certain vehicles as provided in this Declaration.

Section. 2. Mandatory Powers and Duties. The Association shall exercise the following rights, powers and duties:

1. To accept title of the Common Area and to hold and administer said property for the benefit and enjoyment of the owners and occupiers of lots in the subdivision. The purpose of this provision is to impose on the Association the obligation to accept title to any Common Area and hold and maintain the same for the benefit of owners and occupiers of Lots in Mount Woodley Manor.
2. To make and enforce regulations governing the use of the Common Area.