

Resolution Worksheet
Non-Routine Change Application-3254 Martha Custis Drive
Handicapped Parking

Date: March 18, 2020

Suggested Motion:

“I move to approve a Non-Routine Change application to install a handicapped parking space at 3254 Martha Custis Drive.

2nd:

Summary:

According to the Parking Policy, the Covenants Committee shall issue a recommendation on each handicapped parking request to the Board of Directors who is the only authority able to grant such request.

The Covenants Committee acknowledged the 3254 Martha Custis Drive application and recommends that once the lessee moves from the residence, the handicap parking sign is removed.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dan Courtney				
Susan Cox				
Maria Wildes				
James Konkel				
Kathy Schramek				
Nicholas Soto				
Nathan Davis				
Robin Woods				

Parkfairfax Condominium

A Historic District

UNIT OWNERS ASSOCIATION

3360 GUNSTON ROAD • ALEXANDRIA, VIRGINIA 22302-2198

TELEPHONE (703) 998-6315 FAX (703) 998-8764

Non-Routine Change Approval

March 12, 2020

Adell Blankenbaker
3264 Martha Custis Drive
Alexandria, VA 22302

Re: 22505 - 3264 Martha Custis Drive - Application for Non-Routine Change

Dear Ms. Blankenbaker,

This letter is to inform you that your application requesting a handicapped parking space has been reviewed by the Covenants Committee and will be forward to the Board of Directors for final review.

Enclosed you will find a copy of the original application. Please file this letter and your copy of the application away with your permanent papers. The original application will be kept on file at Parkfairfax for future reference.

If you have any questions or concerns, please do not hesitate to reach out to me at my contact information provided below.

Sincerely,



Dana Cross

Assistant General Manager\Covenants Director

dcross@parkfairfax.info

703.998.6315 ext. 104

Enclosure

Cc: Unit file

COVENANTS APPLICATION FOR NON-ROUTINE CHANGES

Application No.: _____
(Office use)
GENERAL INFORMATION
Date: 2/24/20 Unit Owner(s): Alell Blankenbaker Phone#: _____
Building # 228 Unit Address: 3264 Martha Custis Model: _____
OWNERS ADDRESS (if different from above): Drive

I WISH TO DO THE FOLLOWING (Please mark the appropriate box)

For the following changes an illustration or detailed description is required.

Install or Replace:	_____	Brick Patio (ask for specifications and indemnification waiver)
	_____	Flagstone Patio (ask for specifications and indemnification waiver)
	_____	Alteration to A/C (ask for specifications and indemnification waiver)
	_____	Wooden Deck (ask for specifications and indemnification waiver)
	_____	Plantings (ask for specifications and indemnification waiver)
	_____	Garden (ask for specifications and indemnification waiver)
	_____	Gate (ask for specifications and indemnification waiver)
	_____	Arbor (ask for specifications and indemnification waiver)
	_____	Trellis (ask for specifications and indemnification waiver)
	_____	Resident Installed Walkways (ask for specifications and indemnification waiver)
	_____	HVAC/Central System Packages Split System Electric Heat Pump (ask for specifications and indemnification waiver)
	_____	Brick Modifications (ask for specifications and indemnification waiver)
	_____	Wall Removal Only
	_____	Subdivision of Units
	_____	Wall/Partial Wall Removal
	_____	Attic Lighting/Ceiling Fans
	<input checked="" type="checkbox"/>	Other: <u>Handicapped space</u>

Please notify the Covenants Director in writing within 30 days of installation to allow for a follow-up inspection to ensure compliance with our outlined specifications.

Primary Drive

BY MY SIGNATURE BELOW, I AFFIRM THE FOLLOWING:

1. The change identified herein and the manner of installation of that change meets all applicable codes and ordinances of the City of Alexandria.
2. I understand maintenance and repair of changes by me is my responsibility and I am obligated for all expenses relating to maintenance and repair.
3. I understand that I am personally liable for all damages and expenses to my unit, other units and/or the common elements resulting from improper installation or failure to properly maintain such changes by me or at my direction.
4. I understand changes are subject to inspection by the Association Management up 30 thirty days after changes are completed.
5. I affirm that I am installing/replacing the above items exactly as represented here. I understand that any variation from the above constitutes a violation of the architectural guidelines and automatically voids approval.
6. I understand and agree that no work on this proposed change shall commence without prior written approval of the Covenants Committee.
7. I understand asbestos is present in Parkfairfax units and the common elements. If the change I am proposing requires work which may disturb asbestos, I agree that I must specifically advise the Covenants Committee of the nature and extent of this work in writing prior to commencement of such work. I also agree I will endorse a separate indemnification agreement if such asbestos disturbing work is necessary. I also agree I and my contractor (if appropriate) will abide by all Federal, State and Local ordinances regarding the disturbance and removal of asbestos containing materials and will agree to have air testing conducted at my expense.

Date: 2/24/2020 Unit Owner: Ava Blankenshaw

Date: 2/24/2020 Unit Owner: Catherine DeGrasse

Action Taken: _____ Approved _____ Disapproved _____
_____ Deferred ☒ Acknowledged _____
_____ Preliminary Approval, subject to receipt of City Permit and Inspection _____
_____ Final Approval, copy of City Permit and Inspection received _____

Stipulations/Conditions: Needs Boards review + final approval

Date: 3/10/2020

Signature: _____

Dianne Ziga
Covenants Committee Chair

INDEMNIFICATION AGREEMENT AND COVENANT

THIS INDEMNIFICATION AND COVENANT AGREEMENT is made this 24th
day of February 2020, by and between _____
("OWNER"), and the **PARKEFAIRFAX CONDOMINIUM UNIT OWNERS**
ASSOCIATION, ("ASSOCIATION").

WITNESSETH:

WHEREAS, Owner is the Unit Owner of condominium Unit No. 225
in Parkfairfax Condominium located at 3264 Martha Custis Drive
Alexandria, Virginia; AND

WHEREAS, the Association is charged by the Condominium
Instruments for Parkfairfax Condominium (recorded on February 7,
1977 in Deed Book 847 at Page 72 among the land records of the
City of Alexandria, Virginia) with responsibility for maintaining
the Common Elements of the Condominium and enforcing the
provisions of the Condominium Instruments; **AND**

WHEREAS, the Condominium Instruments require the approval of the
Board of Directors of the Association prior to the making of any
alterations by the Unit Owner affecting the Common Elements; **AND**

WHEREAS, Owner wishes to make alterations affecting the common
Elements and has approval therefore; **AND**

WHEREAS, The Board of Directors of the Association will not
approve such alterations in the absence of an indemnification
against damages and assumption of responsibility by Owner; **AND**

WHEREAS, In order to induce the Board of Directors of the
Association to grant such approval owner is willing to indemnify
the Association and affected Unit Owners and assume
responsibility for damages.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Installation, alteration or removal of handicapped space
specify) must be in accordance with any and all Guide
Specifications and Exhibits approved by the Board of
Directors.
2. Owner undertakes, of himself and his heirs, successors and
assigns, to indemnify and hold harmless the Association and
any Unit Owner from and against any loss or damage which the
Association or any Unit Owner may suffer as a consequence of
such improvements and alterations; including without
limitations: (i) loss or damage caused by negligence in the
design, construction or maintenance of such improvements and
alterations; ii) loss or damage not the result of negligence

but caused by the effect of such improvements and alterations on the structural components previously existing; (iii) expenses and consequential damage caused by or resulting from such improvements and alterations; and, (iv) fees, costs and expenses of any claims or suits arising as a result of such improvements and alterations.

3. Owner undertakes, for himself and his heirs, successors and assigns, to maintain and pay cost of maintaining such improvements and alterations, and all other appurtenant components.
4. Owner hereby warrants that the improvements and alterations have been and will be made in compliance with all applicable requirements of insurance policies covering the condominium and all applicable laws, governmental regulations, ordinances and codes. Owner hereby indemnifies the Association and any Unit Owner from and against any loss or damage attributable to the incorrectness of such warranty. Further, Owner hereby agrees to pay any increase in the cost of insurance coverage occasioned by the construction or maintenance of the improvements and alterations.
5. The approval by the Board of Directors of the Improvements and alterations set forth in paragraph 1 above does not constitute approval of any other improvements and alterations made without obtaining the express prior written approval of the Board of Directors pursuant to the provisions of the Condominium instruments and the procedures of the Board of Directors.
6. The parties agree that this Indemnification Agreement and Covenant shall be filed in the unit file at the Association office, and shall operate as a covenant running with the land, forevermore encumbering the condominium unit and binding Owner's heirs, successors and assigns, including without limitation all future owners of the condominium unit.
7. Wherever used herein the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders, as context may require.

to see PKF.

Yes DMV said

IN WITNESS WHEREOF, The parties have executed this instrument as of the date first written above.

OWNER:

April Blankinbaker

Catherine DeGrasse

STATE OF VIRGINIA)

)

ss

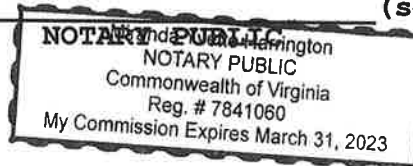
CITY OF ALEXANDRIA)

I, the undersigned, a Notary Public in and for the State and City aforesaid, do hereby certify that _____, whose names are signed to the foregoing instrument bearing date on the 24 day of February, 20 20, have acknowledged the same before me in the aforesaid jurisdiction to be their act and deed.

GIVEN under my hand and seal this 24 day of February 20 20 (seal)

My commission expires:

March 31, 2023



IN WITNESS WHEREOF, The parties have executed this instrument as of the date first written above.

**PARKFAIRFAX CONDOMINIUM UNIT
OWNERS ASSOCIATION:**

BY: _____
PRESIDENT

STATE OF VIRGINIA)
) ss
CITY OF ALEXANDRIA)

I, the undersigned, a Notary Public in and for the State and City aforesaid, do hereby certify that _____, President of Parkfairfax Condominium Unit Owners Association, whose name is signed to the foregoing instrument bearing date on the _____ day of _____, 20_____, has acknowledged the same before me in the foresaid jurisdiction on behalf of the Association.

GIVEN under my hand and seal this _____ day of _____ 20____.

NOTARY PUBLIC (seal)

My commission expires:



Attached please find pictures of where I would like the handicapped space. It is where the Dark Blue Honda Civic is now parked. It is now next to Doug's Silver Honda Fit and across the parking lot from the handicapped space Sandra Pitt Malone uses. If you have any questions please feel free to call at my home number _____ my mobile at _____ 1. I will be the primary driver of a Pearl White, 2018 Subaru Crosstrek which has the handicapped placard from DMV on the rear view mirror (a copy of which has been provided to you at Parkfairfax.) I need this space because I have difficulty walking as I have been diagnosed with arthritis in my hips and have received shots for same. I am not sure what is next. I will turn 81 this year so my doctor is trying this first. I am also attending physical therapy which will serve to make me able to walk at all. My orthopedic doctor is Dereck Ochiai with the Nirschl Orthopedic Center located at Virginia Hospital Center. I have asked DMV for a handicapped space but since this request is for a space in the parking lot owned by Parkfairfax I was told I have to ask you. Please feel free to ask any questions and I will provide any information you need.

IMPORTANT: REMOVE BEFORE
DRIVING VEHICLE



P01774530

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12		27

Virginia
Permanent
Disabled Parking
Placard

EXPIRES

28 February 2025

MISUSE, COUNTERFEITING OR ALTERATION
of disabled placards may result in fines of up to \$1000, up to six
months in jail and/or revocation of disabled parking privileges.
Report expired placards, suspected misuse or alteration by calling:
(804) 367-6602

**PARKFAIRFAX CONDOMINIUMS UNIT OWNERS ASSOCIATION
POLICY RESOLUTION NUMBER SIX
PARKING POLICIES RELATING TO VEHICLES**

WHEREAS, Article III, Section Two of the Parkfairfax Condominium Unit Owners Association (Association) Bylaws assigns the Board of Directors (Board) with all of the powers and duties necessary for the administration of the affairs of the Association, and further states that the Board may do all such acts and things as are not by the Condominium Act, the Declaration or by these Bylaws required to be exercised and done by the Association; AND

WHEREAS, Article III, Section Two of the Association Bylaws enables the Board to adopt any rules and regulations deemed necessary for the benefit and enjoyment of the condominium; AND

WHEREAS, Article V, Sections Eight and Eleven of the Association Bylaws establish certain limitations on use of the common elements; AND

WHEREAS, in order to assure equitable parking arrangements, as well as safe and attractive parking areas, the Board hereby wishes to establish a Parking Management Policy;

NOW, THEREFORE, IT BE IT RESOLVED THAT the following parking policies be adopted by the Board for the Association:

1. **PARKING RIGHTS:** There are two types of parking areas in Parkfairfax: Association controlled and City of Alexandria controlled.

Association controlled parking areas are located in common elements (a) on streets with names ending in "Lane" (including Holmes Lane, Lyons Lane, Fitzgerald Lane, and Coryell Lane), (b) in cul-de-sac parking lots between building, and (c) in the Association parking lot on Valley Drive, maintenance yard parking lot, Martha Custis Pool parking lot and building 401 parking lot.

Parkfairfax residents are entitled to use available Association controlled parking areas for approved vehicles, together with the right on ingress and egress upon the parking area, on a first-come-first-serve basis. An approved vehicle shall be defined as any conventional passenger vehicle, motorcycle, van, truck, or commercial vehicle less than six feet in width and 18 feet in length. Vehicles must be parked so as not to block ingress and egress to the sidewalks, parking lot, or roadway.

Residents and guests may park on City of Alexandria controlled parking areas along the curb of all other streets in Parkfairfax. Use of the City of Alexandria controlled parking spaces are detailed in Alexandria City Code and careful attention should be paid to Code Section 10-4-8 (No parking on city streets for more than 72 continuous hours) and Section 10-4-37 (Penalties for failure to procure and display city license plate, windshield tag or decal).

2. **USE OF ASSOCIATION CONTROLLED SPACES:** The Bylaws permit only one vehicle per unit to park in Association controlled parking areas (as defined above) without the written consent by the Board. Parking is on a first-come-first-serve basis, and there are no assigned spaces. A parking space shall be defined as the area between two white lines painted on the surface of the Association controlled parking areas. Entrances and exits of the Association controlled parking areas will be marked by a yellow curb. Unless parked in a space, any vehicle parking at the entrances or exits or part thereof to the common element (as defined by the City of Alexandria) will be subject to immediate towing as the owner's expense and risk, except when the white lines or yellow curbs are obscured by snow or ice.
3. **PARKING RESTRICTIONS:** Residents may park in Association controlled parking areas for up to 30 days. Any vehicle reported to or noted by Association management to be abandoned or not moved in 30 days will have a 72-hour notice placed on it. If the owner does not respond within the allotted time, the vehicle will be towed at the owner's expense and risk. Any vehicle parked in a manner that obstructs reasonable flow of traffic or blocks ingress or egress to the parking lot will be towed immediately.

All vehicles must have current license plates, valid Commonwealth of Virginia inspection sticker (where applicable), and valid City of Alexandria sticker (or equivalent) in order to park in any Association controlled parking areas. Vehicles parking in Association controlled parking areas or on city streets may not be covered, such as with a tarpaulin, in a way that obstructs the viewing of the license plate tags and vehicle registration stickers.

4. **HANDICAPPED PARKING:** Application for handicapped parking in the Association controlled parking areas must be submitted in writing to the Covenants Committee for review. The Covenants Committee will review the application and may request a public hearing to gather input from affected neighbors. The Covenants Committee will issue a recommendation to the Board for a final disposition on the application. Applications should include the following information:
 - (A) Copy of the authorizing documentation from the Virginia Department of Motor Vehicles for a disabled parking placard or plate, including the duration of such disability and whether the disability is temporary or permanent.
 - (B) Whether the applicant is the primary driver requesting the reserved space. If not, explain how the reserved space will be used.
 - (C) Explanation of how the absence of a reserved space creates a hardship on the applicant.
 - (D) Whether the applicant has sought a reserved parking space through the City of Alexandria. If so, when the application was made, and what was the result.

Emergency or temporary applications may be approved by the General Manager, who may waive all conditions governing approval for obtaining a handicapped parking space for a period of not more than 42 days.

5. **DAMAGE TO COMMON ELEMENTS:** Driving or parking any motorized vehicle on the common elements not specifically designated for vehicular use (such as grass, sidewalks, and breezeways) is strictly prohibited. Any damage to Association common elements by use of any vehicle, including those hired or leased, shall be the responsibility of the offending unit owner. The unit owner shall be liable and responsible for all repair or replacement of damages to the common elements.
6. **VEHICLE CONDITION AND REPAIRS:** All vehicles must be kept in proper operating condition so as not to be a hazard or nuisance by noise, exhaust, or appearance. Except for minor adjustments, repair to or painting of vehicles shall not be permitted at any time on the common elements. Drainage of any automotive fluids is strictly prohibited. Any vehicles found on the common elements supported on jacks or blocks will be removed by Management at the owner's expense and risk.
7. **NO ALTERNATION OF PARKING SPACES:** No signs, initials, numbers, or any other additions or alternations may be painted, displayed, or erected by any resident in Association controlled parking areas. This does not apply to a uniform numbering, lettering, or permit system that may be applied to parking spaces at the direction of the Board.
8. **ASSOCIATION NOT RESPONSIBLE FOR DAMAGES:** Nothing in this resolution shall be construed as to hold the Association or the Board responsible for damage to vehicles or loss of property from vehicles parked on common elements.
9. **ENFORCEMENT OF THE REGULATIONS:** In addition to the towing provisions above, breaches (alleged or actual) of the above regulations are subject to appropriate action by the Covenants Committee under the provisions of Policy Resolution Number Four. All towing will be on an on-call basis. All towing authorization and supervision will be done by Management or the President of the Board only.