



**South County Federation Resolution
Sumner Crossing HOA Parking Expansion PCA, PCA 91-V-003**

Whereas, Sumner Crossing Homeowners Association is located at the intersection of Richmond Highway and Telegraph Road and comprised of Old Pohick Way and Old Pohick Court

Whereas, the community is comprised of 45 townhomes of which 19 are non-garage townhomes and 26 are garage townhomes

Whereas, the HOA currently has 55 total parking spaces within their private street system which are currently assigned only to non-garage owners and visitors and not assigned to garage owners;

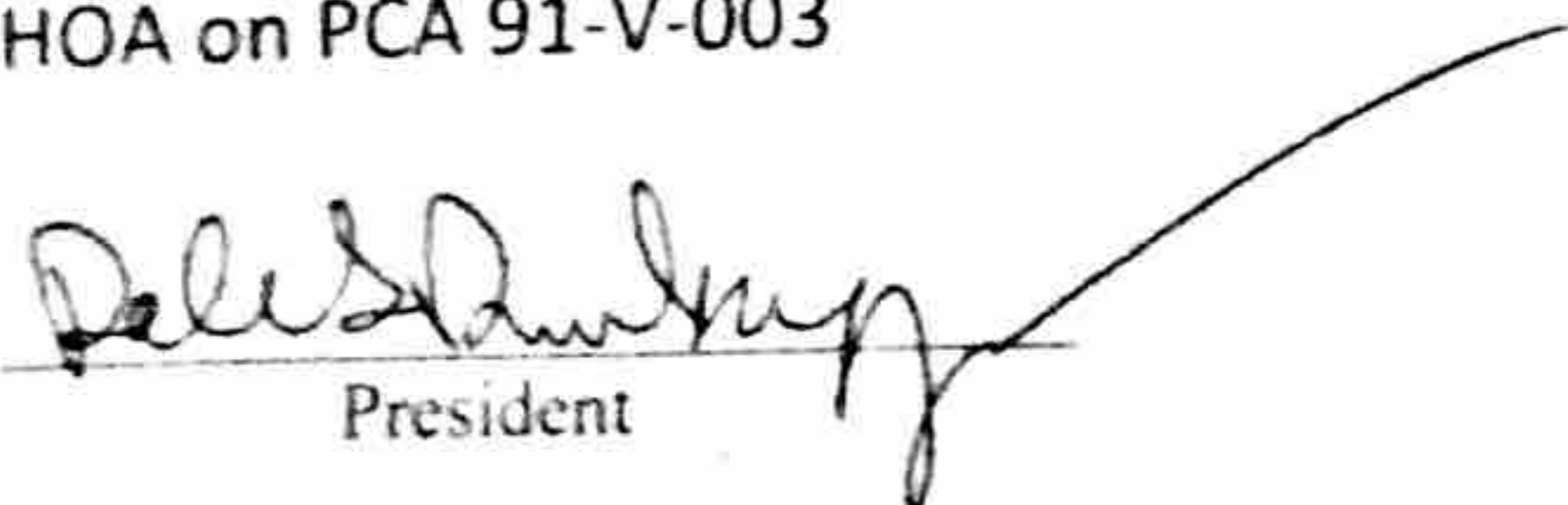
Whereas, Virginia Supreme Court in the Manchester Oaks Homeowners Association, Inc. case, ruling number 111949, ruled that garage unit homeowners have the right to the same amount of common area as the non-garage units, which includes parking spaces owned by the HOA.

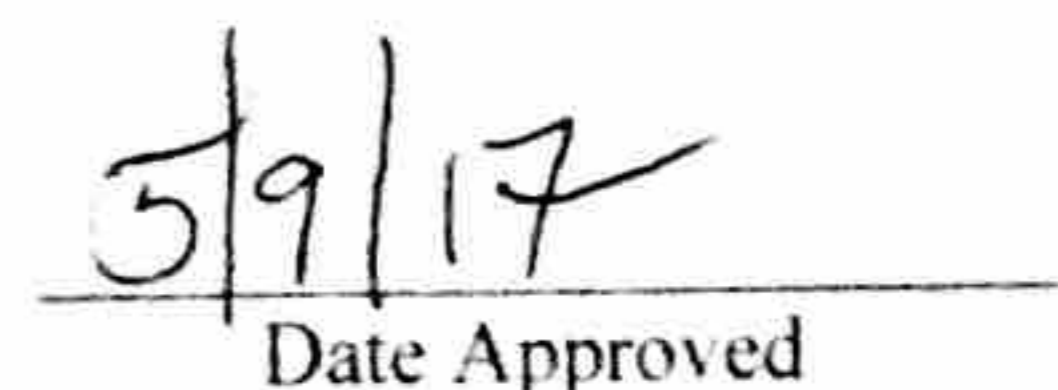
Whereas, some garage townhome owners within the community have requested that the HOA come into compliance with the above ruling;

Whereas, the community, to continue to provide at least two parking spaces per non-garage townhome, proposes to construct 35 additional parking spaces, which requires the reduction of open space below the currently approved proffer;

Whereas, Sumner Crossing HOA has submitted a PCA requesting a reduction of the proffered open space percentage to allow such construction and has agreed to mitigate such reduction with additional landscaping and trees;

Now, therefore, be it Resolved, The South County Federation supports the Sumner Crossing HOA on PCA 91-V-003


President


Date Approved