

DATE

<<RESIDENT NAME>>

<<STREET ADDRESS>>

<<CITY, STATE ZIP>>

You are hereby notified that a complaint has been made against you (or your tenants) for the alleged violation of the following rules and regulations of the Association:

*Overnight parking of commercial vehicles on your lot.*

This is outlined in Cabell's Mill Regulatory Resolution Number 4, Relating to Commercial Vehicles, as follows:

*No commercial vehicle, whether owned by the lot owner or any other person, shall be permitted to remain on or be parked on any lot overnight... If the lot owner, resident or guest parks a commercial vehicle overnight anywhere within the Cabell's Mill community, including on public streets, the lot owner shall be subject to an assessment of charges in accordance with this resolution.*

*A commercial vehicle is defined as:*

- a) Any vehicle that is included in the Fairfax County Code (Section 82-5-7).*
- b) Any vehicle that displays signs, lettering or advertising or has visible commercial equipment, including, but not limited to, ladders; pipes; tubes; plumbing, mechanical or electrical equipment; building, construction, or landscaping materials; or*
- c) Any vehicle used for commercial purposes that exceeds seven feet in height, nine feet in width or 18 feet in length.*

Commercial vehicles parked overnight on your lot were witnessed by members of the community on the following occasions:

<<INSERT DATE AND TIME AND IDENTIFYING INFORMATION HERE>>

You are hereby requested to cease and correct the above violations effective immediately. The Association may enforce the prohibition on commercial vehicles at its discretion through any legal means as outlined in Policy Resolution Number 4. This includes the possibility of the assessment of charges, an injunction seeking the removal of the vehicle from the lot or other legal action.

If you fail to respond to this letter and the violation persists, you may be assessed rules violation charges of up to Fifty Dollars (\$50.00) for each single violation without further notice. The Association may also suspend your right to vote and use facilities or nonessential services offered by the Association.

Sincerely,

Board of Directors  
Cabell's Mill Community Association  
c/o Sequoia Management  
13998 Parkeast Circle  
Chantilly, VA 20151-2283

cc: Lot Owner File