

THE GROVE AT HUNTLEY MEADOWS

POLICY RESOLUTION NO. 2010-01

(Establishment of Rules Relating to Lawn Maintenance)

WHEREAS, Article VII, Section 1 of the Bylaws provides the Board of Directors with the power to adopt and publish rules and regulations governing the use of the Common Area, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof; and

WHEREAS, Article VI, Section 1 of the Declaration of Covenants, Conditions and Restrictions provides each owner shall keep each Lot owned by him, and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to the seeding, watering and mowing of all lawns; and

WHEREAS, Article IV, Section 4 of the Declaration provides the Board of Directors the power to levy a Services Assessment against certain section or neighborhoods of the Property or against any particular housing type for special services provided by the Association; and

WHEREAS, Article VII, Section 1 of the Bylaws provides the Board of Directors with the power to suspend the voting rights and right of use of the Common Area of a Member for an infraction of published rule and regulations or during any period in which such Member will be in default in the payment of any assessment levied by the Association; and

WHEREAS, Article II, Section 1 of the Declaration of Covenants, Conditions and Restrictions provides the Board of Directors with the right to assess charges for violations of the Association's legal documents or rules and regulations for which the member, the member's family, tenants, guests, or invitees are responsible, provided that the member is given the right to be heard at a hearing before the Board of Directors; and

WHEREAS, The Board of Directors deems it necessary to implement this policy for the benefit of all members of the Association.

NOW THEREFORE, BE IT RESOLVED THAT THE BOARD OF DIRECTORS ADOPTS THE FOLLOWING POLICY:

I. POLICY

1. The Association will provide front lawn services to all townhomes to include mowing and trimming. Rear and side yards are the responsibility of the homeowner.
2. Single Family homeowners are solely responsible for the mowing and trimming of their front, rear and side lawns.

3. Both Single Family and Townhome owners are solely responsible for seeding, weed maintenance, bed edging, bed mulching and maintenance and lawn fertilization.

II. MAINTENANCE STANDARDS

1. Grass shall not exceed twelve (12) inches in height and be a minimum of two (2) inches in height on any lot and be mowed at regular intervals, approximately every seven to ten (7-10) days or as weather conditions dictate. Proper mowing includes edging and the removal of excess clippings.
2. Landscape beds and lawns shall be kept free of weeds and debris with a clearly defined edge.
3. Landscape beds shall be mulched each spring. Fall mulching is highly encouraged, but not required. Care should be used to select mulch colors that are consistent or match the colors within the community.
4. Rear yards shall be maintained as to not protrude through the fences or into the common areas.
5. Dead trees, shrubs and plants should be removed and replaced promptly. An ARC application is required for planting or removal of any tree. Refer to the Design and Maintenance Standards for further requirements.

III. DEFINITIONS

1. "Weeds" are defined as uncultivated and undesired plants, such as but not limited to dandelions, crabgrass, noxious bushes, vines, clover, poison ivy, poison oak, or any other foreign growth or sapling other than grass, trees, ornamental shrubbery, and flowers.
2. Debris shall be considered litter, trash, leaves, lawn clippings, storage, branches, lawn equipment, etc.

IV. REMEDIES FOR FAILURE TO COMPLY WITH THIS POLICY

1. Owners who are found to be not in compliance with the guidelines set forth in this policy will be notified promptly by either "door hanger" or written notice by the Association. The notice should specify that the Owner correct the violation within seven (7) days of the initial citation.
2. If the Owner fails to take corrective action within seven (7) days of the initial citation, a second notice of citation shall be delivered by hand-delivery or by registered or certified mail, return receipt requested, to the Owner at his/her address listed in the Association's records, and to the lot address if the Owner's listed address is different from the lot address. The notice will request the violation be remedied within forty-eight (48) hours of receipt of the second

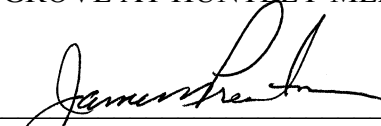
- citation. The notice shall also: a) warn the Owner of the Board's power to impose monetary charges for offenses of the Association's governing documents, and b) shall inform the Owner of his/her right to request a hearing before the Board of Directors to contest the citation. The notice of citation shall request the Owner to confirm in writing by a certain date his/her desire for a hearing to be contest the citation. Notification will be deemed effective if any Owner fails or refuses to sign for any certified or registered mailing of the Association. If a hearing is requested, the Association shall abide by the procedures set forth in Policy Resolution 05-03, Creation of Procedures to Ensure Due Process in Covenant Enforcement Cases.
3. If the Owner does not remedy the violation within the forty-eight (48) hours of receipt of the second citation, and the Owner has not requested a hearing in writing by or before the hearing confirmation date, the Owner shall be deemed to have waived the right to a hearing. The Board, its agent or contractor, shall enter upon the lot and make necessary repairs to bring the lot into compliance. In addition, the Board of Directors shall have the power to impose monetary charges and suspend the Owner's privileges pursuant to the authority granted in Section 55-513 of the Virginia Code and the Association's governing documents. The Board of Directors shall not be required to conduct a hearing unless the Owner formally requests a hearing in writing by or before the deadline set forth in the second notice of citation.
 4. For any Owner who has received a "door hanger" or written citation from the Association for any matter relating to lawn maintenance during the prior twelve (12) month period, the Association reserves the right to dispense with the aforementioned forty-eight (48) hour citation mentioned in subsection 2 above and enter upon the lot to make necessary repairs to bring the lot into compliance.
 5. If the Association enters upon an Owner's lot for the purpose of remedying the violation, the Association will assess the charges to the Owner. The Association or its Agent will notify the Owner in writing by certified mail, return receipt requested and first class mail of the additional charges assessed to the account within fourteen (14) days.
 6. All Owners are responsible for ensuring that their tenants, guests and invitees comply with the terms of this policy and the Associations rules governing lawn maintenance. Nothing herein is meant to preclude the Board of Directors from the use of other remedies or sanctions available to the Association in order to obtain compliance with the requirements. The Association reserves the right to exercise all other powers and remedies provided by the Association's Governing Documents or other laws of Virginia or Fairfax County, including but not limited to, obtaining injunctive relief in a court of equity or levying other monetary charges as a sanction. All monetary charges imposed in accordance with this resolution shall be collected in the same manner as delinquent assessments if they remain unpaid after notice from the Association.

I hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of The Grove at Huntley Meadows, this 19th day of January, 2010. This policy shall supercede and replace all previously adopted policies concerning the collection of trash.

This Resolution will become effective April 2, 2010.

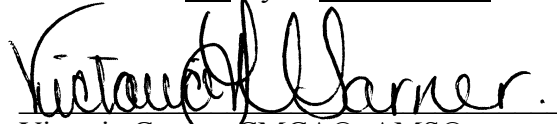
THE GROVE AT HUNTLEY MEADOWS

By: _____


James Preston, President
Board of Directors

CERTIFICATE OF MAILED NOTIFICATION

I hereby certify that a copy of this Resolution was mailed to each Owner of Record at The Grove at Huntley Meadows on this 2nd day of March, 2010.

A handwritten signature in black ink, appearing to read "Victoria Garner", written over a horizontal line.

Victoria Garner, CMCA®, AMS®
Community Manager
Cardinal Management Group, Inc.
Agents for The Grove at Huntley Meadows