

THE GROVE AT HUNTLEY MEADOWS

POLICY RESOLUTION NO. 2010 - 02

(Establishment of Rules Relating to Front Yard Lamp 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, the pruning and cutting of all shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management; 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. All homes, townhome or single family, originally constructed with front yard photocell lamps must have the lamp in good working condition and repair at all times. This includes but is not limited to, a working bulb and photocell, properly attached lamp cap or other decorative features and in good repair such as paint, polish or cleanliness.
2. Photocell lamps are required to be lit from dusk till dawn to provide for a uniform appearance.

3. All homes, townhome or single family, are encouraged to keep all external lights lit from dusk till dawn.
4. Each Owner or tenant is responsible for ensuring the lights are in good working condition and repair at all times. The cost of repair, bulb replacement and/or routine maintenance is the full expense of the homeowner and/or tenant.

II. REMEDIES FOR FAILURE TO COMPLY WITH THIS POLICY

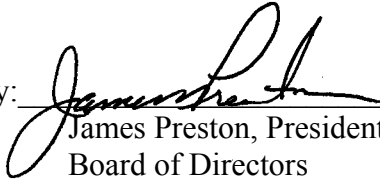
1. Owners who do not comply with this policy will be notified promptly by either a “door hanger” or written notice by the Management office. The notice should specify that the Owner correct the violation within seven (7) days of the initial citation.
2. If the violation is not corrected within seven (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 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.
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 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. If the Owner requests a hearing in writing by or before the deadline, the Board of Directors shall set the time, date, and place of the hearing at its discretion. Written notice of the time, date, and place of the hearing shall be delivered to the Owner by hand or by certified mail, return receipt requested, and first class mail at least fourteen (14) days prior to the hearing.
5. All Owners are responsible for ensuring that their tenants, guests, and invitees comply with the terms of this policy and the Associations rules governing the front yard lamps. 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 the laws of Virginia and 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 assessment 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 24th day of February, 2010. This policy shall supercede and replace all previously adopted policies concerning front yard lamps.

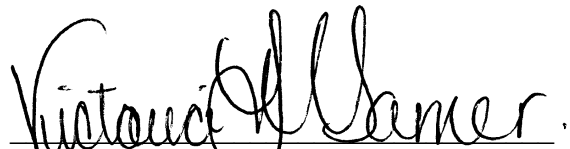
This Resolution will become effective April 2, 2010

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.


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