

THE GROVE AT HUNTLEY MEADOWS

POLICY RESOLUTION NO. 2011-02

(Publication & Dissemination of Association Rules, Regulations and Information)

WHEREAS, Article VII, Section 1 of the Bylaws and Article V, Section 11 of the Declaration provide 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, Section 55-513 of the Virginia Property Owners' Association Act provides that rules and regulations of the Association shall be reasonably published and distributed to the membership; and

WHEREAS, Section 55-515.3 of the Virginia Property Owners Association Act allows the use of electronic communication for certain Association notices except to the extent that the use of such electronic communications would conflict with the Declaration; and

WHEREAS, The Board of Directors has determined that it is in the best interest of the Association to adopt a formal policy to establish how the Association may cost-effectively publish and disseminate Rules, Regulations and other information to the Association's membership in such a manner which complies with the terms of the Association's Governing Documents and applicable Virginia Law.

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

- I. **PURPOSE**: The purpose of this Resolution is to afford the Association with a cost-effective and simple manner of communicating to members of the Association newly adopted Rules and Regulations, as well as any other type of information which the Board may deem appropriate from time to time.
- II. **SCOPE**: The rules of publication and distribution described herein shall be in accordance with Virginia Law, the Virginia Property Owners' Association Act, and the Association's Governing Documents, and may relate to the following types of documentation:
 - a) Policy Resolutions
 - b) Administrative Resolutions
 - c) Any other Rules or Regulations duly adopted by the Association
 - d) Annual Budgets (not to include annual assessment notices)
 - e) Audits
 - f) Committee and Board Meeting Minutes and Reports
 - g) Notice of Board, membership or Committee meetings
 - h) Any other documentation and/or information which the Board of Directors deems appropriate.

III. PROCEDURES FOR DISTRIBUTION AND PUBLICATION

1. Within sixty days of adoption and/or approval of the items referenced in Section II of this Resolution that require written notice as specified by law or other regulation, the Association shall distribute a written notice to the membership summarizing the details of the item at issue, and providing the membership with the website where the full body text of that item may be viewed and printed at no cost to the membership. The notice shall also advise the membership that such items are also available for inspection at the Association's management office, during normal business hours and upon advance notice to and in coordination with the Association's management agent, at no charge to the membership; individual charges may apply. Finally, the notice shall also indicate that one (1) hard copy of each item per lot may be requested for pick-up or mailing at the Association's expense. Additional hard copies of any item shall be provided at the responsible lot owner's expense, pre-paid in advance, consistent with Section 55-510 of the Virginia Property Owners Association Act.
2. The above-referenced written notice may take the form of a post card, door hanger, hand-delivered mail, bulletin board post, Association signs, email, website announcement, or first class U.S. mail.

The Board may choose to deviate from the terms of this Resolution at any time for good cause, provided such is done in accordance with the applicable requirements of Virginia law, including the requirement that the Association reasonably publish and or distribute newly adopted Rules and Regulations to the entire membership.

I hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of The Grove at Huntley Meadows, Inc., this 16th day of August, 2011. This policy shall supersede and replace all previously adopted policies concerning the publication and dissemination of Association rules, regulations and information.

This Resolution will become effective October 1, 2011.

THE GROVE AT HUNTLEY MEADOWS

By: 
David A. Mikkelson, President
Board of Directors

CERTIFICATE OF MAILED NOTIFICATION

I hereby certify that a copy of this Resolution was emailed to the Webmaster for The Grove at Huntley Meadows on this 1st day of September, 2011 for posting to the Association's website.

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

Victoria Garner, CMCA®, AMS®

Senior Community Manager

Cardinal Management Group, Inc.

Agents for The Grove at Huntley Meadows, Inc.