

STONELEIGH ASSOCIATION

POLICY RESOLUTION NO. 91-1

VIOLATIONS OF GOVERNING DOCUMENTS

(Rules and Regulations Imposing Charges for Violations)

WHEREAS, Section 55-513(A) of the Virginia Property Owners Association Act provides that "the Board of Directors of the Association shall have the power to establish, adopt and enforce rules and regulations with respect to use of the common areas and with respect to such other areas of responsibility assigned to the Association by the Declaration, except where expressly reserved by the Declaration to the members"; and

WHEREAS, Section 55-513(B) of the Virginia Property Owners Association Act provides that "the Board of Directors of the Association shall also have the power, except where expressly prohibited by the Declaration, to assess charges against any member for any violation of the Declaration or rules and regulations for which the member or his family members, tenants, guests, or other invitees are responsible"; and

WHEREAS, there are members of the Association, who in disregard of the governing documents violate the provisions of the Deed of Dedication, the By-Laws and the rules and regulations; and

WHEREAS, it is in the interest of all members of the Association to employ an alternate means of enforcing the governing documents.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board of Directors is empowered to assess charges against members for the violation of any provision of the Deed of Dedication, By-Laws, or rules and regulations.

Before any charge shall be assessed, the member shall be given an opportunity to be heard and represented by counsel before the Board of Directors. Notice of a hearing shall be hand-delivered or mailed by registered or certified mail, return-receipt requested, to the member at the address of record with the Association at least fourteen (14) days prior to the hearing.

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The Board shall determine whether a charge shall be assessed at the hearing. If the Board decides to assess a charge, the initial charge may not exceed \$50.00 per violation. The Board shall notify the member of a date by when the violation must be corrected to avoid further charges. If the member has not corrected the violation within the requested time frame, the Board may assess further charges for every day the violation continues at an amount not to exceed \$10.00 per day.

Resolution adopted and approved by the Board of Directors of Stoneleigh Association, this 30th day of August, 1991.

STONELEIGH ASSOCIATION

Paul G. Mancous
President

The Secretary hereby attests that this policy resolution was mailed and/or delivered to the addresses of record or the lot owners of Stoneleigh Association on Sept 16, 1991.

Sept 16, 1991
Date

James J. Lawrence
Secretary

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