

UNIT OWNERS ASSOCIATION  
OF FAIRFIELD HOUSE CONDOMINIUM

POLICY RESOLUTION 96-3  
REGULATION REGARDING ENFORCEMENT OF  
TRASH AND STORAGE RULES

WHEREAS, Article XI, Section 2, of the Bylaws gives the Board of Directors the authority to promulgate Rules and Regulations governing the Units and the Common Elements; and

WHEREAS, pursuant to Section 55-513 of the Code of Virginia, effective July 1, 1991, the Association has the power, to the extent that the Governing Documents and the Rules and Regulations duly adopted pursuant thereto expressly so provide, to assess charges against any member for any violation of the Covenants or Guidelines for which a member or his family members, tenants, guests or other invitees are responsible; and

WHEREAS, the Board of Directors finds that it is in the best interest of the Association to adopt a Regulation allowing the Board to enforce the rule governing storage and disposal of trash set forth in the Governing Documents and Guidelines duly adopted pursuant thereto, by the assessment of charges as allowed in Section 55-513 of the Code of Virginia, as amended;

NOW, THEREFORE, BE IT RESOLVED THAT the following Regulation is adopted by the Board of Directors of Fairfield House Condominium:

1. The Board of Directors shall have the authority to assess a monetary charge against any unit for which an owner or his family members, tenants, guests or other invitees are responsible.
2. Before any such charges may be assessed, the member shall be given an opportunity to be heard and to be represented by counsel before the Board of Directors or other tribunal specified in the Governing Documents of the Association. *In order to exercise his or her rights to a hearing, the owner will be provided written notice on how to request a hearing. If the owner fails to request a hearing, no hearing shall be conducted except at the discretion of the Board. If a hearing is requested, a Notice of Hearing shall be sent to the owner(s).*
3. Notice of the 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.

4. For violations of the Rules & Regulations governing trash storage and placement, the amount of the charges so assessed for violations shall not exceed Ten Dollars (\$10) for a first violation, Twenty Dollars for a second violation, and subsequent offenses shall not exceed Fifty Dollars (\$50) for a single offense with an added Ten Dollars (\$10) per day for an offense of a continuing nature to begin fifteen (15) calendar days after the initial charge is levied and such charge shall be treated as an assessment against the member's lot.

Adopted by the Board of Directors this 16th day of October, 1996.

UNIT OWNERS ASSOCIATION  
OF FAIRFIELD HOUSE CONDOMINIUM

BY: *Debra Ann Dwyer*  
Signature

President  
Title

I hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Board of Directors of Fairfield House Condominium this 16th day of October, 1996.

*Kenneth A Walsh*  
Signature

Property Manager  
Title