

KINGSTOWNE RESIDENTIAL OWNERS CORPORATION

Policy Resolution No. 04 - 1

(Board's Policy Governing Enforcement of Maintenance Standards as they relate to Lawn and Yard Care)

WHEREAS, Article VII, Section 2(a) of the Declaration requires each member to maintain the lawn and yard of his/her lot in good order, free of debris or unsightly material, and neatly trimmed.

WHEREAS, if a member fails to comply with the lawn and yard care requirements of Article VII, Section 2(e), Article VII, Section 2(s) of the Declaration empowers the Board of Trustees (BOT) to authorize parties to go onto the lot of the member for the purpose of correcting the violation, so long as the Corporation provides advance notice by registered/certified mail to the member and 2/3rds of more of the Board vote in favor of such entry;

WHEREAS, the BOT previously adopted Policy Resolution No. 14 in order to establish the procedures for enforcement of this process; and

WHEREAS, upon advice of the employment staff and counsel, the BOT has decided to establish a more expeditious enforcement process for the maintenance requirements that relate to lawn and yard care.

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

1. This policy supersedes the enforcement procedures set forth in Policy Resolution No. 14 for the maintenance requirements that relate to lawn and yard care.

2. For First-Time Offenders: Upon its own detection or confirmation of a complaint that a lot within the community requires some form of remedial measure to address a problem with the condition of the lawn or yard, the Corporation shall issue a citation by first class mail or via hand-delivery to the Owner at his/her address listed in the Corporation's records, and to the address for the Lot address, if the Owner's address of record differs from the address of the Lot. The initial citation should advise the Owner of the required action to bring his/her/their lawn into compliance with the requirements set forth in Article VII, Section 2(a) of the Declaration and should specify that the Owner must undertake the required remedial action within fifteen (15) days of the date of the citation.

a). If the Owner fails to comply before the deadline cited in the citation, the Corporation shall send the Owner a second notice of citation, this time by certified mail, return receipt requested which shall advise the Owner that if he/she/they do not: (a) comply with the requests made by the Corporation for compliance, and (b) provide written notice to the staff of such compliance within seven (7) days of the date of the Corporation's notice, the Corporation will exercise its right to enter the lot for the purpose of remedying the condition cited and will assess the costs as a Restoration Assessment and Administrative Fee. The BOT will deem notification to be

effective if any Owner fails or refuses to sign for any registered or certified mailing from the Corporation.

3. For Repeat Offenders: If any Owner has received written citation from the Corporation for any matter relating to yard or lawn care during the prior twenty-four months, the Corporation reserves the right to dispense with the aforementioned 15 day notice in order to issue the 7 day notice mentioned in subsection (a) above.

5. Nothing herein is meant to preclude the Board of Trustees from the use of other remedies or sanctions available to the Corporation in order to obtain compliance with the requirements. The Corporation reserves the right to exercise all other powers and remedies provided by the Corporation'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 special charges as a sanction.

I hereby certify that this Policy Resolution 04 - 1 was duly adopted by the Board of Trustees at a regular meeting on October 7, 2004

KINGSTOWNE RESIDENTIAL OWNERS
CORPORATION

By: Kathleen Snyder
Kathleen Snyder, President

CERTIFICATE OF PUBLICATION

I hereby certify that a copy of this Resolution was published in the Kingstonian on the 1st day of December, 2004.

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

Ronda Desplinter, Executive Director