

**PINEWOOD LAKE HOMEOWNERS ASSOCIATION
POLICY RESOLUTION NO. 2007-05**

(Relating to the Imposition of Monetary Charges
for Violations of the Governing Documents of the Community)

WHEREAS, Section 55-513(B) of the Virginia Property Owners Association Act (effective July 1, 1991), provides that “the board of directors of the association shall have the power, to the extent the declaration or rules and regulations duly adopted pursuant thereto expressly so provide, 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, Article VIII, Section 1(a) of the By-Laws of the Pinewood Lake Homeowners Association (“the Association”) provides that “the Board of Directors shall have the power to: adopt and publish rules and regulations governing the use of the common area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof”; and

WHEREAS, Article VIII, Section 2(h) of the By-Laws imposes a duty on the Board to cause the exterior of the dwellings to be maintained; and

WHEREAS, the Board has determined that it is in the best interest of the Association to have the option of imposing monetary charges to address violations of the governing documents and rules and regulations.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board is empowered to assess monetary charges against members of the Association for the violation of any provision of the Declaration, By-Laws or rules and regulations promulgated by the Board.

Such charges shall not exceed \$50.00 for a single offense or \$10.00 per day for up to ninety days for any offense of a continuing nature and shall be treated as an assessment against the member's lot. An offense of a continuing nature shall be defined as an offense which exists without corrective action for longer than one day, but no more than ninety days, as formally determined by the Board of Directors.

Before any charge shall be assessed, the member shall be given an opportunity to be heard and represented by counsel before the Board. Notice of 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 14 days prior to the hearing.

The Board of Directors reserves the authority to begin another enforcement action on a continuing offense that has existed for more than ninety days, has completed due process, and still has not been corrected. Such subsequent offenses will be considered to be new continuing offenses and enforcement will follow the same due process procedures as the first enforcement.

This Resolution shall be effective 30 days after the date of adoption listed below. This Resolution shall supersede Policy Resolution 1992-01, December 2, 1992.

This Resolution was duly adopted this 12th day of April, 2007, by the Board of Directors.

PINEWOOD LAKE HOMEOWNERS
ASSOCIATION

By: /s/Nancy Razzino
Nancy Razzino, President, Board of Directors