

**PINEWOOD LAKE HOMEOWNERS ASSOCIATION
POLICY RESOLUTION NO. 2004-06**

(Use of the Community Center and Outdoor Common Areas)

WHEREAS, Article V, Section 1, of the Declaration of Covenants, Conditions, and Restrictions of Pinewood Lake Homeowners Association allows the Association to establish certain limits on the use of the Common Area; and

WHEREAS, Article X of the Declaration prohibits “noxious or offensive activities” or anything other activity “which may become an annoyance or nuisance to the community; and

WHEREAS, Article VIII, Section 1a of the Bylaws of the Association empowers the Board of Directors to adopt rules and regulations governing the use of the Common Area and facilities and the personal conduct of members and their guests and to establish penalties for their infraction.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors duly adopts the following rules and regulations for the use of the Community Center and for parties in the outdoor common areas:

1. Use of the Frank Holub Community Center is primarily for the Board of Directors and chartered committees to hold regular and special meetings and for the Association staff to conduct business. These uses take priority over any other use and shall preempt any other activity, upon 48 hours notice, even if that activity has been scheduled in advance.
2. Any homeowner whose rights to use the common area have not been suspended (or tenant to whom such homeowner has delegated in writing his/her rights to the common area) may reserve the community center or a specified portion of a Pinewood Lake park for an activity. However, approval to hold an activity in a common area does not grant a homeowner exclusive use of that common area.
3. A sponsor must apply in writing to the Community Manager and agree to the following conditions:
 - a. To be personally responsible for seeing that the community center or park is returned to the condition of repair and cleanliness in which it was received;
 - b. To hold the Association, its directors, and its employees free from any responsibility or liability for harm that may occur to the sponsor and his/her

guests while on the premises, and to accept full responsibility and liability for harm to third parties in the event of such harm.

4. The sponsor of an activity in the community center or a park must inform and keep informed the Pinewood Lake Office of the plans for the activity, including the number of estimated participants and scheduled events, to include entertainment and temporary recreation equipment. The maximum number of participants for the community center is 20; it is 75 for a park. The sponsor may not collect any fee or contribution from party participants.

5. Sponsors must be a legal homeowner or the primary lessee whose rights to use the common area have not been suspended. Activities for the benefit of dependents must have at least one chaperone over the age of 21 for each 20 participants (or fraction thereof).

6. Activities must comply with the Fairfax County Noise Ordinance. All events must terminate by 11:00 p.m. and may not last longer than four hours.

7. The sponsor of an activity must post a cash bond of \$50 to cover possible damages, to ensure the community center or the park is left in a clean and orderly array and vacated prior to designated time, and the use of a key. This bond must be paid at least ten days in advance of the party. The bond is refundable upon compliance with this rule and the return of the key. If cleanup is not completed by the sponsor, a fee of \$20.00 per hour (or fraction thereof) will be deducted from the bond fee. This money will be retained by the Pinewood Lake Homeowners Association for the operational support of the Association. Cleanup charges, theft, and property damage in excess of the bond shall be the responsibility of the sponsor and shall be assessed in accordance with PLHA Policy Resolution 1992-01, Due Process Hearings, which is attached. Noncompliance with any PLHA rule may subject the sponsor to an assessment in accordance with PLHA Policy Resolution 1992-01.

8. The following are forbidden:

a. No activity that promotes a particular business or is a non-Pinewood Lake sponsored commercial activity is permitted.

b. No alcoholic beverages are permitted in either the common areas or the community center.

c. No smoking is permitted in the community center.

d. No private parties are permitted in the community center.

9. The Community Manager, Assistant Community Manager, or any Board officer may terminate activities if they violate noise and other guidelines.

10. Cleanup requirements are that all debris must be put in appropriate containers. All tables chairs, and other furnishings must be returned to their regular positions and left ready for use the next morning. The sponsor is responsible for this cleanup. The Community Manager is the final judge as to whether cleanup requirements have been met.

11. Reservations for the use of the community center or a common area must be scheduled at least 10 days in advance by contacting the Community Manager during regularly scheduled hours. The phone number is 703-360-6212. An application is attached to this resolution. If an application is denied, the sponsor may appeal to the Board of Directors.

12. Reservations may be for a continuing, regular use of the community center may be approved but not for more than a year at a time, when the sponsor must reapply.

13. This Resolution shall be effective 30 days after the date of adoption listed below.

This Resolution was duly adopted this 9th day of December, 2004, by the Board of Directors.

PINEWOOD LAKE HOMEOWNERS
ASSOCIATION

By: /s/ Mike Shigley
Mike Shigley, President, Board of Directors

Add this Policy Resolution after Policy Resolution 2004-05, Pages II-83 thru II-86 (both books).

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