

Meadows II Homeowner's Association

Policy Resolution 1 Common Area Usage

WHEREAS, Article VII, Section 1 of the Association Bylaws grants the general power to conduct the business and affairs of the Association to the Board of Directors, and
NOW, THEREFORE, BE IT RESOLVED THAT in order to preserve the common areas and an attractive community, the Board of Directors establishes a policy as follows:

Common Area Policy:

1. No motor vehicles will be allowed on common grounds for any purpose without the written approval of the Board of Directors. These motor vehicles include (but is not limited to): motorcycles, go-carts, cars, trucks, vans. Contractors under contract with the Meadows II HOA may use lawn mowers and other lawn equipment necessary for the fulfillment of the contracted services.
2. Use of the ponds for any reason (fishing, swimming, and boating) is strictly prohibited. The function of the retention ponds is to hold water run off and should not be disturbed. Remember that this water run off contains herbicides, fertilizers and other lawn chemicals, which could be a health hazard if you were to swim in the ponds.
3. We ask that you not make changes or improvements to the common areas without written approval of the board. Although your intentions may be honorable, we could run into incidents where changes could conflict with other plans or where expectations of reimbursement could emerge if things are not negotiated ahead of time. Let's keep things looking beautiful but in a coordinated way.

Purpose:

This policy is meant to protect the retention pond dams from damage caused by motor vehicles eroding the dam. This policy is also meant to protect the homeowner's from liability that may be caused from an accident on the common grounds.

Enforcement Procedures

Written Notice of Violation:

The Board shall notify the owner in writing of the specific violation and include a copy of this resolution.

Fines.

The Board of Directors shall levy a fine of \$50 per occurrence against the property owner, renter or guest who has violated this resolution.

Right of Appeal.

The owner has the right of appeal. The Board must receive such appeal in writing to the regular business mailing address before the notice deadline. Once an appeal is received, the Board will hold an appeal meeting within 7 days to review the matter with the owner (or property owner or management agent if vehicle is owned by a renter or guest). If the appeal meeting does not take place within 7 days, the matter is considered dropped. The Board's decision on the appeal is final. If the appeal is rejected, fining provisions become effective immediately.

Collection Provision.

All fines, costs and expenses necessary to enforce the Common Area Policy will be levied against the property owner and shall be an assessment against the owner's property and subject to all lien and collection powers of the Association.

Recorded in the Book of Minutes on January 7, 2002

Signed: On this date 1/26, 2002


President - Board of Directors

Meadows II Homeowners Association

Policy Resolution 2 CCR Violation Penalties

WHEREAS, Article VII, Section 1 of the Association Bylaws grants the general power to conduct the business and affairs of the Association to the Board of Directors, and
NOW, THEREFORE, BE IT RESOLVED THAT in order to enforce the Covenants, Conditions and Restrictions of the Association, the Board of Directors establishes a policy as follows:

Enforcement Policy:

Non compliance with Covenants, Conditions and Restriction penalties for are established in accordance with Article VII, Section 1 (a) of the By-laws of Meadows II Homeowners Association, Inc. and Section 55-513, Chapter 26 of the Virginia Property Owners' Association Act. The board established a penalty of \$10.00 per day not to exceed 90 days for noncompliance with the association By-Laws.

Purpose:

This policy is meant to give the board the means to enforce the Covenants, Conditions and Restrictions of the association to protect the value of the properties of the membership of the association.

Enforcement Procedures:

Written Notice of Violation:

The board shall notify the owner in writing of the specific violation and include a copy of this Resolution.

Fines:

The Board of Directors shall levy a fine of \$10.00 per day, not to exceed 90 days, against the Property owner who has violated this resolution.

Right of Appeal:

The owner has the right to appeal. The Board must receive such appeal in writing to the regular business mailing address before the notice deadline. Once an appeal is received, the Board will hold an appeal meeting within 7 days to review the matter with the owner. If the appeal meeting does not take place within 7 days, the matter is considered dropped. The Board's decision on the appeal is final. If the appeal is rejected, fining provisions become effective immediately.

Collection Provision:

All fines, costs and expenses necessary to enforce the Enforcement Policy will be levied against the property owner and shall be an assessment against the owner's property and subject to all Lien collection powers of the Association.

Recorded in the book of Minutes on September 16, 2002
Signed: On this date December 19, 2005


President Board of Directors