

RESOLUTION OF THE BOARD OF DIRECTORS OF MOUNT AIR CONSERVANCY
REGARDING SUSPENSION OF PARKING PERMITS

WHEREAS:

- a. Article VII, Section 1(a) of the Bylaws of Mount Air Conservancy (the "Conservancy") gives the Board of Directors of the Conservancy the authority 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 or the infraction thereof;"
- b. Article IV, Section 1(d) of the Declaration for the Conservancy provides that rights of owners, residents and guests to use the Conservancy common area and community facilities is subject to "the right of the Association to suspend the voting rights and the rights to use of the common areas and community facilities for any period during which any assessment remains unpaid and for any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association," and
- c. The Board of Directors deems it to be in the best interests of the Conservancy in order to encourage payment of assessments and compliance with its rules, to provide for suspension of the rights of owners who are in arrears in assessments (and the residents of the owner's home and their guests) to use common area facilities, including parking, for any period during which any assessment remains unpaid by more than 60 days and for any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association

It is therefore hereby RESOLVED that the Board of Directors adopts the following amendment to the Conservancy's "PARKING AND VEHICLE POLICY RESOLUTION NO 03-01" (the "Parking Resolution")

Page 1, paragraph numbered 6 of the said Resolution is hereby amended to delete the existing text and to replace it with the following"

6. The Board of Directors will issue parking permits annually to help ensure reasonably adequate parking for owners and residents. Issuance of the permits and use of parking spaces may be suspended for the residents of any lot when the lot owner is more than sixty (60) days delinquent in assessments, in accordance with the procedures required by the Virginia Property Owners Association Act. In addition, the Board may suspend issuance of parking passes for up to 60 days for the resident of any lot whose owner has failed to comply with architectural guidelines and notices of violation. The suspension may be lifted when the violation has been corrected or when an agreement acceptable to the Board of Directors has been negotiated for correction of the violation.