

AUTUMN RIDGE HOMEOWNERS' ASSOCIATION
RESOLUTION NO. 1-2009
ENFORCEMENT PROCEDURES FOR
THE ASSOCIATION'S ARCHITECTURAL GUIDELINES
DATED JUNE 22, 2000 (REVISED March 1, 2005).

WHEREAS, Article VIII, Section 1, of the Declaration of Covenants, Conditions and Restrictions (the "Declaration") for Autumn Ridge Homeowners' Association (the "Association") provides that the Association's Board of Directors (the "Board") "shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration".

WHEREAS, Article II, Section I of the Declaration for the Association grants it the power to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment remains unpaid and for any period not to exceed sixty days for any infraction of any of the published rules and regulations of the Association; and,

WHEREAS, Section 55-513 B of the Virginia Property Owners' Association Act (the "Act") grants the Association the power, to the extent provided in the Declaration or rules adopted pursuant thereto, to (i) suspend an Owner's right to use facilities or services offered by the Association for nonpayment of assessments to the extent that access to the Owner's lot through the common areas is not precluded, inter alia, and (ii) assess charges against any Owner for violation of the Declaration or rules and regulations as adopted pursuant thereto, for which the Owner or his family members, tenants, guests or other invitees are responsible; and,

WHEREAS, Section 55-513 B of the Act further provides that certain procedures must be followed before such charges may be assessed, including a hearing after proper notice; and,

WHEREAS, the Board recognizes that orderly procedures are necessary for the assessment of charges for violations of the Association's Declaration or of the rules and regulations promulgated pursuant thereto; and,

WHEREAS, the Board considers that it should be the tribunal before which hearings are held, as contemplated in the Act and the Declaration; and,

WHEREAS, for the benefit and protection of the Association and of the individual Owner, the Board deems it necessary and desirable to establish a procedure to assure due process in cases where there is a question of compliance by an Owner with provisions of the Act or the Association's governing documents (including the Declaration, the Covenants, rules and

regulations and the Book of Resolutions) thereby attempting to minimize the necessity of seeking action through a court of law; and,

WHEREAS, it is the intent of the Board to establish procedures where action must be taken relative to questions of compliance by an individual with the provisions of the Act or the governing documents.

NOW, THEREFORE, BE IT RESOLVED THAT the attached Enforcement Procedures are adopted by the Board, and that this resolution shall serve as Resolution No. 1-2009 and supersede any and all prior resolutions establishing enforcement procedures;

NOW BE IT FURTHER RESOLVED THAT a copy of this resolution shall be sent to all Owners at their address of record.

This Resolution No. 1-2009 was adopted by the Board on _____, 2009, and shall be effective on _____, 200_.

Yes

No

President: Shelly D. Quarcles Shelly D. Quarcles Acting
[Please sign and print name]

Vice President: [Signature] ACTING
[Please sign and print name]

Secretary: [Signature]
[Please sign and print name]

OFFICIAL

March 10, 2009