

**STONE RIDGE ASSOCIATION, INC.**

**POLICY RESOLUTION NO. 2007-01**

**(Collection of Assessments From Lots Subject To Subassociations)**

**WHEREAS**, Article IV, Section 4.1 (4) of the Stone Ridge Association ("Association") Bylaws ("Bylaws") establishes that the business and affairs of the Association shall be managed by the Board of Directors ("Board"), and grants the Board all of the powers and duties necessary for the administration of the affairs of the Association, including the power to adopt and amend reasonable rules and regulations not inconsistent with the Association Documents, as such term is defined in Article I, Section 1.1 (7) of the Association Declaration ("Declaration"); and

**WHEREAS**, Article VI of the Declaration establishes the obligation for payment of Assessments, and grants the Board the power to collect Assessments, as such term is defined in Article I, Section 1.1 (5) of the Declaration; and

**WHEREAS**, Article VI, Section 6.7 of the Declaration grants the Board the power, upon resolution of the Board, to collect certain Assessments directly from Subassociations, as such term is defined in Article I, Section 1.1 (37) of the Declaration; and

**WHEREAS**, Section 55-515 of the Virginia Property Owners' Association Act, *Code of Virginia*. (1950, as amended) (the "Act") charges all Lot Owners and their tenants, guests and invitees with compliance with the Association Documents, as amended; and

**WHEREAS**, it is the intent of the Board to adopt this resolution providing that certain Assessments be collected directly from the Subassociations, rather than directly from the individual Lot Owners who are subject to a Subassociation, in accordance with Article VI, Section 6.7 of the Declaration.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the Board, on behalf of the Association and as authorized by the Act, the Association Documents and this Resolution, hereby adopts the ability to, and is hereby empowered to, collect certain Assessments as follows:

With respect to any Annual or Additional Assessments provided for in Article VI of the Declaration that are payable by Owners of Lots who are also members of a Subassociation, the Board shall collect such Assessments directly from the Subassociation that also governs such Lots. The payment and collection of such Assessments shall be governed by the provisions of Article VI, Section 6.7 of the Declaration, as further set forth in the numbered paragraphs below.

- 1) The payment of such Assessments shall be an obligation of such Subassociation, but each Owner shall remain personally liable for the Assessment against such Owner's Lot and each such Lot shall remain subject to a lien for Assessments. The Subassociation is obligated to timely pay to the Association such Assessments for all Lots within the Subassociation, regardless of any delay or failure in payment by an Owner of a Lot. Failure of a Subassociation to timely pay Assessments for all Lots within the Subassociation shall constitute a default by the Subassociation in its obligations under Article VI of the Declaration.

- 2) All notices regarding Assessments against such Lots shall be sent to such Subassociation, but notices of any intention to file a lien on an Owner's Lot shall also be sent to the Owner of the Lot.
- 3) This resolution shall not limit or waive any of the Association's remedies for nonpayment of Assessments.
- 4) Any Owner of a Lot subject to the jurisdiction of a Subassociation that did not pay the Assessment levied against such Subassociation hereunder shall have the right to pay the portion of that Assessment attributable to such Owner's Lot directly to the Association, and such Owner's Lot shall not be subject to further Assessment or Lien by the Association or the Subassociation with respect to such Assessment.
- 5) The terms "Annual Assessments", "Additional Assessments", "Lot", and "Owner", as referenced in this Resolution, shall have those meanings set forth in Article I, Section 1.1 of the Declaration.
- 6) In any collection activity, including but not limited to the filing of liens and/or lawsuits, taken by a Subassociation to collect Association Assessments due from a member, this Resolution shall be deemed an assignment to the Subassociation of the Association's rights to collect said Assessments, including any and all related costs and attorney's fees as provided by Virginia law and the governing documents of the respective associations. This assignment is nonexclusive and shall not be deemed to preclude the Association from collecting said Assessments directly from the delinquent members if the sums remain past due and owing.

**STONE RIDGE ASSOCIATION, INC.**  
**Resolution Action Record**

**POLICY RESOLUTION No. 2007-01**

**COLLECTION OF ASSESSMENTS FROM LOTS SUBJECT TO SUBASSOCIATIONS**

Resolution Type: Policy Resolution No. 2007-01 Pertaining to: Subassociation Assessment Collection

Duly adopted at a meeting of the Board of Directors held May 15, 2007.

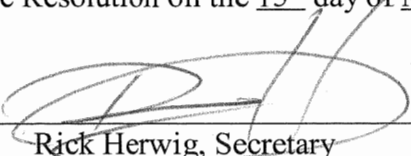
Motion by: Mr. Shackson

Seconded by: Mr. Rhodes

	VOTE			
	YES	NO	ABSTAIN	ABSENT
<u>Ms. Harrover</u>	_____	_____	_____	___X___
<u>Ms. McCracken</u>	___X___	_____	_____	_____
<u>Mr. Herwig</u>	_____	_____	_____	___X___
<u>Mr. Shackson</u>	___X___	_____	_____	_____
<u>Ms. Conner</u>	___X___	_____	_____	_____
<u>Mr. Rhodes</u>	___X___	_____	_____	_____

Resolution Effective Date May 15, 2007

ATTEST: I hereby certify that a vote was duly taken and the Board of Directors adopted the above Resolution on the 15<sup>th</sup> day of May, 2007.

  
\_\_\_\_\_  
Rick Herwig, Secretary

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\_\_\_\_\_  
Date

Book of Minutes No.   1  

Meeting No.   25