

STONE RIDGE ASSOCIATION, INC.

POLICY RESOLUTION NO. 2007-02

Use Of And Fence Construction Within Easement Areas

WHEREAS, Article VIII, Section 8.3 of the Declaration of Covenants, Conditions and Restrictions for Stone Ridge ("Declaration") provides the Board of Directors of Stone Ridge Association, Inc. ("Association") the power to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of Association property;

WHEREAS, Article IV, Section 4.1 of the By-Laws of the Master Association ("Bylaws") provide that the Board of Directors shall manage the business and affairs of the Association;

WHEREAS, Article IV, Section 4.1(4) of the By-Laws empowers the Board of Directors to adopt and amend any reasonable Rules and Regulations not inconsistent with the Association Documents (including Declaration, Bylaws, Articles of Incorporation, and recorded Easements);

WHEREAS, certain Deeds of Dedication and Easements were recorded in the Land Records of Loudoun County, and pertain to storm easements located on Association Property;

NOW, THEREFORE, BE IT RESOLVED THAT:

The following procedures, which shall supersede and replace any such procedures previously enacted by the Board of Directors, shall apply with respect to the installation, destruction, and/or repair of fences located on property encumbered by recorded easements.

1. The owner(s) of the property(ies) ("Owner(s)") encumbered by any storm or other type easement shall be permitted to construct a fence on his or her property notwithstanding the easement thereon.
2. It is the Owner's obligation to determine whether his or her property is encumbered with an easement to which this Resolution is applicable.
3. As further stated in the recorded easements, in the event Loudoun County, the Association, or other authorized entity requires entry onto the Owner's property for any purpose related to the easement thereon, such entity shall have the right to remove fences in or near the easements conveyed, deemed to interfere with the proper and efficient construction, operation, and maintenance of the purpose for the easement (such as water main, sewer line, appurtenant facilities).

4. In the event Loudoun County, the Association, or other authorized entity requires entry onto the Owner's property for any purpose related to the easement thereon, and a portion or all of the Owner's fence(s), are removed, damaged, or otherwise altered as a result, it will be the Owner's responsibility to repair and/or restore as necessary.

This Resolution shall become effective on _____, 2007.

STONE RIDGE ASSOCIATION, INC.
Resolution Action Record

POLICY RESOLUTION No. 2007-02

USE OF AND FENCE CONSTRUCTION WITHIN EASEMENT AREAS

Resolution Type: Policy Resolution No. 2007-02 Pertaining to: Use of Easement Areas

Duly adopted at a meeting of the Board of Directors held June 19, 2007.

Motion by: Mr. Shackson

Seconded by: Mr. Rhodes

VOTE

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

Resolution Effective Date: June 19, 2007

ATTEST: I hereby certify that a vote was duly taken and the Board of Directors adopted the above Resolution on the 19th day of June 2007.



Rick Herwig, Secretary

7/21/07

Date

Book of Minutes No. 1

Meeting No. 26