

STONE RIDGE ASSOCIATION, INC.

POLICY RESOLUTION NO. 2007-3

Procedures and Standards Relating to Yard and Lawn Maintenance

WHEREAS, Article III, Section 3.4 of the Declaration of Covenants, Conditions and Restrictions (“Declaration”) of the Stone Ridge Association, Inc. (“Association”) states that unless otherwise specifically provided in the Virginia Nonstock Corporation Act (“Act”) or the Articles of Incorporation, the Bylaws and the Declaration (“Association Documents”), all rights, powers, easements, obligations and duties of the Association may be performed by the Board of Directors (“Board”) on behalf of the Association; and

WHEREAS, Article IV, Section 4.1 of the Bylaws of the Association states that the business and affairs of the Association shall be managed by the Board of Directors appointed by the Declarant or elected in accordance with the Articles of Incorporation and the Bylaws; and

WHEREAS, Section 8.3 of the Declaration and Article IV, Section 4.1 (4) and (6) of the Bylaws permit the Board to adopt and amend Rules and Regulations restricting and regulating the use and enjoyment of the Property not inconsistent with the Association Documents, and to enforce the provisions of the Association Documents, respectively; and

WHEREAS, Section 55-515 of the Virginia Property Owners’ Association Act, Code of Virginia (1950, as amended) (“POAA”) requires that all lot owners (hereinafter, “Lot Owner” or “Member”) and their tenants, guests and invitees comply with the Association Declaration and all provisions of the POAA; and

WHEREAS, Article IX of the Declaration permits the Board of Directors to regulate the external appearance, use and maintenance of Lots in the Association; and

WHEREAS, Article XI, Section 11.1(d) of the Declaration provides that the violation of any of the Rules and Regulations or the breach of any other provision of the Association Documents shall give the Board of Directors the right to enter the portion of the Property on which, or as to which, such violation or breach exists and summarily to abate and remove, at the expense of the defaulting Owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions of the Association Documents or the Rules and Regulations, and the Board shall not thereby be deemed guilty of trespass; and

WHEREAS, Article XI, Section 11.1 of the Declaration requires that certain due process rights be observed in connection with enforcement action taken by the Association as to lot owners in violation or breach of the Declaration, the Rules and Regulations; and

WHEREAS, for the benefit and protection of all owners, the Board deems it desirable to formally adopt a policy resolution to ensure that all lot owners maintain their yards and lawns in a neat and orderly condition.

NOW, THEREFORE, BE IT RESOLVED THAT:

I. Standards for Lawns and Yards

A. Lawn & Grass.

Lot Owners and residents shall ensure that any grass lawns on their Lots, including in the back of the residence, are regularly mowed so as to keep a neat appearance of the lawn and Lot. Grass height shall not exceed 6 inches. Driveways and sidewalks shall be swept clear of grass clippings. Lot Owners and residents are responsible for maintaining the health and good appearance of lawns on their Lots, which may include seeding, watering, weed removal and edging and other tasks, as required to properly maintain lawns.

B. Weeding & Pruning.

Lot Owners and residents shall keep their properties free of weeds, leaves and overgrown or unsightly shrubbery or other plant growth. Lot Owners and residents shall undertake any weeding and mulching of planted beds, removal of leaves from lawns and planted beds, and pruning and shaping of shrubbery and trees which is necessary so as to keep a proper, neat and clean appearance of the Lot. Pruning of trees includes the removal of suckers and below lateral growth from ornamental trees, however, no trees with a diameter of more than four inches and measuring two feet above ground level shall be removed without the express written authorization of the Covenants Committee or Board of Directors. Lot Owners and residents shall remove any and all dead plants and shrubs from their Lots.

C. Trash & Refuse.

Lot Owners and residents shall maintain their Lots to be free from all litter, trash, debris or other objects. It is the responsibility of the Lot Owner or Resident to ascertain the trash collection requirements for any item they wish to discard, including used appliances and other items which require special pick-up or removal, and to ensure that such item is promptly collected by the appropriate trash collection service.

D. Neat Appearance.

No unsightly conditions shall be permitted to be maintained upon the Lot. The Covenants Committee and/or Board of Directors shall use its sole discretion in determining said conditions.

II. Enforcement.

A. Warning Notices.

First Notice. The Covenants Committee or other agent of the Association shall notify the Lot Owner of any condition on the Lot which constitutes a violation of the standards set forth herein by mailing, hand-delivering to the Lot or posting upon the door of the Lot residence a First Warning Notice, requiring compliance within seven days of the date stated on the Notice. (If the Owner does not occupy the Lot, the Association shall mail the Notice to the address of the Lot Owner as listed in the Association's records.) The First Warning Notice shall describe the violating condition and state that if the Lot Owner fails to correct the violation within seven days, the Association may correct the condition at the expense of the Lot Owner, and the Lot Owner shall be assessed the costs of performing the corrective work (i.e., mowing of the lawn, removal of weeds or offending shrubbery, etc.). The First Warning Notice shall further state that the Lot Owner may be assessed additional charges as may be allowed by law (including violation charges authorized by the POAA, which are currently \$50 per violation or \$10 per day for violations of a continuing nature).

Final Notice on Door. If the Association plans to undertake corrective action on the Lot, a Final Notice stating the action to be taken shall be placed on the front door of the Lot at least one day prior to the day corrective action is scheduled to be taken.

B. Hearing (Upon Request).

The First Warning Notice shall advise Lot Owners that they are entitled to a hearing regarding the violation. Lot Owners who desire a hearing shall promptly submit a written request for a hearing to the management office of the Association. Upon receipt of a request for a hearing, the Board of Directors or Covenants Committee shall set a hearing date and send the Lot Owner a Notice of Hearing not less than fourteen (14) days from the date of the hearing, by hand-delivery or certified mail, return receipt requested. Hearings regarding compliance with this Resolution shall be held in accordance with the Association's usual procedures regarding hearings and shall be conducted to ensure that the Lot Owner has an opportunity to be heard regarding any assessment of charges, corrective action to be taken or alleged violation of this Resolution. Lot Owners may be represented by counsel at the hearing.

C. Corrective Action.

If the Lot Owner does not cure the violation as requested in the First Warning Notice by the deadline set forth therein, or if the Lot Owner does not properly request a hearing in writing prior to said deadline, the Association (or its authorized agents or contractors) may enter the Lot and cure the violation at the expense of the Lot Owner. The Lot Owner shall be assessed all the costs of any corrective action and may be assessed additional charges in the amounts permitted under the POAA, as amended.

D. Photographs.


Prior to the Association correcting the condition, the management staff, or other authorized person, may take pictures of the violating condition for the Lot Owner's file.

E. Other Actions.

This Resolution shall not be construed to prevent the Association from immediately abating violations on Lots when the condition on the Lot constitutes an emergency and requires immediate action, as contemplated by Section 11.1(h) of the Declaration or as otherwise required or justified by law. An emergency shall include, but not be limited to, any condition on a Lot which threatens the health or safety of any person, any Lot or the Common Area.

The effective date of this Resolution shall be September 15, 2007.

STONE RIDGE ASSOCIATION, INC.



Denise Harrover, President

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

POLICY RESOLUTION No. 2007-03

**CREATION OF PROCEDURES TO ENSURE
DUE PROCESS IN ENFORCEMENT CASES**

Resolution Type: Policy Resolution No. 2007-03
Pertaining to: Due Process for Yard and Lawn Maintenance

Duly adopted at a meeting of the Board of Directors held August 21, 2007.

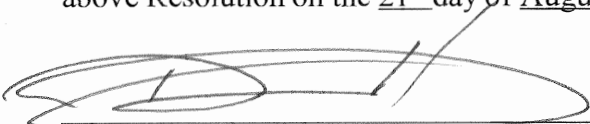
Motion by: Mr. Shackson Seconded by: Mr. Rhodes

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: September 15, 2007

ATTEST: I hereby certify that a vote was duly taken and the Board of Directors adopted the above Resolution on the 21st day of August 2007.



Rick Herwig, Secretary

9/11/07

Date

Book of Minutes No. 1
Meeting No. 27