

LORTON VALLEY HOMEOWNERS ASSOCIATION, INC.

POLICY RESOLUTION NO. 07-02

(Rules Regarding Portable On Demand Storage Units)

RECITALS:

WHEREAS, the Bylaws and Declaration of Covenants, Conditions and Restrictions provide the Board of Directors with the power to adopt, publish and enforce rules and regulations for the betterment of the community; and

WHEREAS, Article IV, Section 4.5.1 of the Declaration specifically provides the Board of Directors with the authority to adopt reasonable rules and regulations regarding the right of the residents to use of the parking areas located within the Common Area of the community; and

WHEREAS, Article IV, Section 4.2.1 and 7.3 of the Declaration requires each Owner to keep his Lot in good order and in attractive condition, consistent with a high quality and upscale development;

WHEREAS, in light of its authorities expressed above, the Board of Directors believes it is appropriate to adopt a policy with respect to the right of residents to use outdoor, portable storage containers within the community, such as Portable On Demand Storage (otherwise known as PODS).

NOW THEREFORE, the Board of Directors adopts the following regulations, which shall be binding upon all Lot Owners and their family members, tenants, occupants, successors, heirs, and assigns and which shall supersede any current regulations of record or previously adopted rules on the same subject matter.

1. Residents may not place PODS anywhere within the Common Areas, without the express prior written consent of the Board of Directors or the Managing Agent. There shall be only one exception to this policy. Townhome owners with a reserved designated parking space in the common area may temporarily place a POD in their reserved designated parking space at any time between 8:00 a.m. and 8:00 p.m., but only for a single day within a one week period. Anyone seeking an exception must obtain the express prior written consent of the Board of Directors or the Managing Agent.

2. Attached and detached lot owners may place a POD on their individual driveway for a period no greater than three consecutive days within a single month period. Placement of a POD in any location other than the driveway shall be strictly prohibited, and the placement of a POD partially within a driveway (or parking space, as the case may be) shall also be strictly prohibited. Residents must exercise due care to avoid obstructions, nuisances, or any other inconvenience to their fellow residents.

4. Any deviation of this Policy Resolution shall be a violation of the governing documents and shall subject the Lot Owner to the assessment of monetary charges after appropriate due process procedures have been pursued, as well as the cost of removal.

5. The Lot Owner will be responsible for the cost of any damage in the community caused by the PODS. The cost of rectifying any such damage or removal fees shall be assessed against the lot owner as an assessment.

The effective date of this Resolution shall be November 1, 2007.

DULY ADOPTED BY THE BOARD OF DIRECTORS OF THE LORTON VALLEY HOMEOWNERS ASSOCIATION, INC. AT ITS MEETING ON JULY 17, 2007 AND MAILED TO ALL OWNERS OF RECORD THIS 29 DAY OF OCTOBER 2007.

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Policy Resolution was mailed or hand-delivered to the members of the Lorton Valley Homeowners Association, Inc. on this 29 day of October, 2007.



Terry McGuire, Managing Agent
Cardinal Management Group, Inc.