

LORTON VALLEY HOMEOWNERS ASSOCIATION, INC.

POLICY RESOLUTION NO. 07-03

(Rules Regarding Grass Cutting and Lawn Maintenance)

RECITALS:

WHEREAS, the Declaration requires each Owner to maintain his or her lot in a good, clean and attractive condition, including “all necessary grounds maintenance”, such as conducting appropriate seeding, watering and mowing and the reasonable pruning of trees and shrubbery;

WHEREAS, there have been, and will continue to be, violations of this requirement;

WHEREAS, the Declaration empowers the Board of Directors to adopt a resolution setting forth procedures for the enforcement of this requirement which protect the interests of the community at-large, as well as the individual Owners;

WHEREAS, the Board of Directors believes it is appropriate to adopt a policy.

NOW THEREFORE, the Board of Directors adopts the following regulations, which shall be binding upon all Owners, who bear legal responsibility for their family members, tenants, or occupants in connection with this policy.

I. RULE

Owners shall be required to mow the grass within their lot on a regular basis during the normal grass mowing season (generally April through October) in order to maintain a proper and consistent appearance and a height of grass of no more than six (6”) inches.

II. ENFORCEMENT

A. If the Managing Agent detects a violation of the grass-cutting requirements, the Management Agent shall send a notice of the violation via certified mail, return receipt requested, or hand delivery, to the Owner, providing the Owner with notice of a citation of the above-cited rule. The notice shall advise the Owner has seven days from the date of the receipt of the letter in which to cure the violation.

B. If the Owner fails to correct the violation within the seven days, the Association shall have the right, pursuant to Section 8.3.1 of the Declaration, to direct its contractor to enter the Lot and mow the grass without any further notice to the Owner, and, if necessary, on any subsequent occasion within the next 24 months of the date of the aforementioned certified mailing.

C. The Association shall assess the Owner with all of its costs and fees for the performance of the grass-cutting service as authorized by Section 5.2.5 of the Declaration. The

assessment shall include, but not be limited to, a \$50 administrative cost which shall be due and collected in accord with the Association's billing and collection policy.

D. Owners who wish to contest any citation or charge may request a hearing before the Board in writing. Upon receipt of such a request, the Board will schedule the hearing and notify the Owner in writing.

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 29th 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.