

**PRINCE WILLIAM COUNTY CENTER
OWNERS ASSOCIATION**

POLICY RESOLUTION NO. 06-06

(Policy Governing Enforcement of Maintenance Standards as they relate to Lawn
and Yard Care)

WHEREAS, Article VII, Section 7.2 of the Master Declaration requires Owners to keep their yard in good order;

WHEREAS, Article VII, Section 7.2 of the Declaration provides that the Board of Directors may promulgate additional Rules and Regulations regarding requirements for the proper upkeep and maintenance of yards;

WHEREAS, the Board of Directors has adopted Maintenance Standards pertaining to yard maintenance;

WHEREAS, the Maintenance Standards require owners to keep "all turf areas...neatly mowed during the growing season. Grass should not be permitted to exceed six (6) inches in height. Turf areas and other vegetation should be watered during dry periods. Any dead plants, shrubs or trees should be immediately removed. Turf areas should be kept as weed free as possible. At no time should weed cover [or] exceed more than twenty-five percent (25%) of the total turfed area. . . . All hedges, trees and shrubs must be neatly trimmed and maintained and their size maintained in proportion to the lot and home through pruning;"

WHEREAS, if an owner violates this Maintenance Standard, Article 12, Section 12.1(e) of the Declaration gives the Board of the Directors the right to direct a contractor to enter the yard for the purpose of mowing the grass and abating any other condition within the yard that violates the Maintenance Standard. The cost for such service is at the expense of the defaulting Owner;

WHEREAS, in recognition of how important yard care is to the aesthetics of the community, the Board of Directors has decided to establish separate enforcement procedures for the maintenance requirements related to lawn and yard care.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors adopts the following policy:

I. Procedures Related to First-Time Offenders

A. Upon its own detection or confirmation of a complaint that a Lot within the community requires some form of remedial measure to address a problem with the condition of the lawn or yard, the Covenants Committee or Managing Agent, on behalf of the Association, shall issue a citation by registered or certified mail, return receipt requested, mail, or via hand-delivery, to the Owner at his or her address listed in the Association's records, and to the address

for the Lot, if the Owner's address of record differs from the Lot address. The initial citation should advise the Owner of the required action to bring the Owner's Lot into compliance with the Declaration and the Maintenance Standards and should specify that the Owner must undertake the required action within seven (7) days of the date of the citation.

B. If the Owner fails to comply before the deadline cited in the citation, the Covenants Committee or Managing Agent, on behalf of the Association, shall send the Owner a second notice of citation, sent via registered or certified mail, return receipt requested, mail, or via hand-delivery, which shall advise the Owner that if he/she does not comply with the requests made for compliance within seven (7) days of the date of the second notice, the Association will exercise its right to enter the Lot for the purpose of remedying the condition cited and will assess all costs as an assessment to the Lot, including the costs of remediation, any administrative fees that may be established by the Board at its discretion, and any and all legal fees and costs. The Association will deem notice to be effective if the Owner fails or refuses to sign for any registered or certified mailing from the Association. After the delivery of such notice, the Association may exercise its right repetitively, as necessary and without further notice so long as the violation continues.

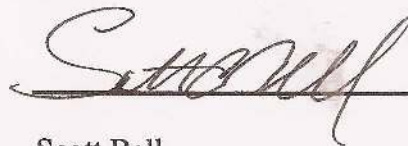
II. Procedures Related to Repeat Offenders:

A. If any Owner receives a first citation from the Association for any matter relating to yard or lawn care during the prior twenty-four (24) months, but corrects the violation before the issuance of the second citation, the Association reserves the right to dispense with the aforementioned first notice if a second and separate violation should recur. In such an instance, the Association reserves the right to start the enforcement process with the second seven-day notice mentioned in Section I.B above.

B. Nothing herein is meant to preclude the Board of Directors from the use of other remedies or sanctions available to the Association in order to obtain compliance with the requirements. The Association reserves the right to exercise all other powers and remedies provided by the Association Documents or the laws of Virginia and Prince William County, including, but not limited to, obtaining injunctive relief in a court of equity or levying special charges as a sanction.

The effective date of this Resolution shall be 1 July, 2006.

PRINCE WILLIAM COUNTY CENTER OWNERS ASSOCIATION



Scott Bell
President