

Sugarland Run Homeowners Association, Inc.

Policy Resolution Regarding Broadcast of Meetings of the Board of Directors and Meeting of the Members

WHEREAS, the Declaration recorded on February 12, 1971 in Deed Book 524 at Page 140 (hereinafter, the "Declaration"), the Declaration of Covenants, Conditions and Restrictions recorded on February 12, 1971 in Deed Book 524 at Page 163 and on February 26, 1971 in Deed Book 524 at Page 414 (hereinafter, the "Covenants"), all among the land records of the County of Loudoun, Virginia, the Bylaws of Sugarland Run Homeowners Association, Inc. (the "Bylaws") and the Articles of Incorporation of Sugarland Run Homeowners Association, Inc. (the "Articles of Incorporation"), as amended, collectively known as the Governing Documents, provide that the Lots are subject to the Governing Documents and the rules and regulations of the Association; and

WHEREAS, the Governing Documents and Section 55-513 of Property Owners' Association Act (hereinafter, the "POAA"), empower Sugarland Run Homeowners Association, Inc. (the "Association") to adopt rules and regulations regarding the administration and operation of the Association; and

WHEREAS, the Board recognizes that physically attending meeting of the Association may be difficult and

WHEREAS, it is the intention of the Board to enhance communication of the Owners among themselves and with the Board; and

WHEREAS, it is the intention of the Board to make any recording of the broadcast of any meetings of the Board and any meeting of the Members available for inspection or copying by an Owner in good standing for fourteen (14) days beginning from the date the meeting, pursuant to Section 55-510 of the POAA; and

WHEREAS, the Board can amend, replace or rescind this Resolution at any time in its sole and absolute discretion.

NOW THEREFORE, it is hereby RESOLVED THAT the Board duly adopts the following procedures:

I. Book and Record.

A. Meetings Defined. Meetings of the Board shall include any Regular Meeting, Special Meeting or Work Session of the Board. E-mail exchanges that are not simultaneous, such as chat rooms or instant messaging, shall not be considered meetings. Meetings of the Members shall include any Annual Meeting or Special Meeting. "Meeting" as used hereinafter shall encompass both Meetings of the Board and Meetings of the Members.

B. Time. A broadcast of any Meeting or a recording of any Meeting shall be considered a book and record of the Association, pursuant to Section 55-510 of the POAA, but

only so long as the recording of any broadcast shall continue to exist, in the sole discretion of the Association, as provided herein. The Board reserves the right to stop broadcasting Meetings, in their sole and absolute discretion.

C. Book and Record Destruction. The recording of the broadcast, video or electronic file of any Meeting shall be retained for fourteen (14) days beginning from the date the meeting, after expiration of which it shall be destroyed and disposed of.

D. Management Agent. The Board hereby authorizes and instructs the Management Agent to comply with this Resolution.

II. Access to Recordings of Broadcasts

A. Inspection. The Board shall make any recording of the broadcast, video or electronic file of any Meeting available for inspection or copying by an Owner in good standing during the fourteen (14) day period beginning from the date the meeting pursuant to 55-510 of the POAA. Meeting shall not include the minutes or confidential records of the Board of an executive session, pursuant to Section 55-510.1 of the POAA.

B. Good Standing Defined. An Owner in good standing shall be a Member that does not have any outstanding covenant violations or unpaid monetary amounts due the Association.

III. Distribution.

The Board directs that this Policy Resolution Regarding Broadcast of Meetings of the Board of Directors and Meeting of the Members shall be reasonably published or distributed to the Owners of the Association.

The effective date of this Resolution is January 2, 2019.

Board of Directors of
Sugarland Run Homeowners Association, Inc.

By: _____

Resident