

Sugarland Run Homeowners Association, Inc.

Policy Resolution 003-2023

Use of Common Areas by Non-Profit Organizations and Community Groups

WHEREAS: the Declaration recorded on February 12, 1971, in Deed Book 524 at Page 140 (“Declaration”), as amended, the recorded Declarations 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 (“Covenants”), as amended, the Bylaws of Sugarland Run Homeowners Association, Inc. (“Bylaws”), as amended, and the Articles of Incorporation of Sugarland Run Homeowners Association, Inc. (“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 Sugarland Run Homeowners Association, Inc. (“Association” or “SRHOA”); and

WHEREAS, Section 55.1-1819. A of the Property Owners’ Association Act (the “POAA”) and Article VI of the By-Laws permit the Board of Directors of the Association (the “Board”) to establish and adopt rules and regulations to govern the Association; and

WHEREAS, Article I, Section 1(c) of the Declaration provides that “Common Areas” shall mean and refer to those areas of land designated “Common Area” and/or “Green Area” on the recorded subdivision plat for the community, but shall not include any area designated “Townhouse Common Area,” and are intended to be devoted to the common use and enjoyment of the members of the Association; and

WHEREAS, Article I, Section 1(c) of the Declaration provides that “Member” shall mean and refer to all those Owners who are members of the Association; and

WHEREAS, Article I, Section 1(c) of the Declaration provides that “Owner” shall mean and refer to the record owner of any Lot or Multifamily Structure; and

WHEREAS, Article IV, Section 1 of the Declaration provides that every Owner shall have a right and easement of enjoyment in and to the Common Areas; and

WHEREAS, Article IV, Section 2(d) of the Declaration provides that said rights and easements of enjoyment shall be subject to the right of the Association to charge reasonable admission and other fees for the use of the Common Areas; and

WHEREAS, this Policy Resolution for the Use of Common Areas by Non-Profit Organizations and Community Groups is also subject to additional rules and regulations of the Association, and the application process, for the use of the Common Areas.

NOW, THEREFORE, BE IT RESOLVED, that the Board adopts this Policy Resolution for the Use of Common Areas by Non-Profit Organizations and Community Groups.

A. Use of Community Center Buildings. SRHOA Community Center Buildings available for rental use shall be made available to non-profit organizations and community groups so long as:

1. The participants are comprised of Sugarland Run residents (i.e., members of SRHOA, SRTHOA, Sugarland Square, or Huntington Ridge Condominium 1, 2, 3) (“Residents”).
2. No fees or dues are collected from the Residents for participation in the event.
3. All regular requirements of SRHOA Community Center Building rental, including completing the rental contract and ensuring the cleanliness and security of the SRHOA Community Center Building shall remain in effect.

B. Amendments to Rental Policy. If a non-profit organization or community group meeting the above requirements wishes to use an SRHOA building, the following changes to the standard rental policy may apply:

1. The Board for SRHOA must approve the requested use.
2. If a rental fee is collected by SRHOA, the rental rate may be reduced by fifty percent (50%), and the minimum rental time may be two (2) hours.
3. Usage that is infrequent, short in duration, and/or at times of light demand may be provided at no cost to the non-profit organization or community group.
4. Usage that is regular in nature may include the provision of a door key to the non-profit organization or community group.
5. All rental requirements pertaining to building cleanliness, security, and use shall be valid and apply to the non-profit organization or community group.

This Resolution was adopted by the Board of Directors on **September 6, 2023**.

The effective date of this Resolution is **August 1, 2023**.

The Board directs that this Policy Resolution should be reasonably published or distributed to the owners.

Sugarland Run Homeowners Association, Inc.

By: James E. O'Connor
President

ATTEST: _____
Secretary
