

**RULES
VIOLATION
ENFORCEMENT
POLICY
RESOLUTION**

Sugarland Run Homeowners Association, Inc.

Policy Resolution Regarding Enforcement Procedures for Rules Violations

WHEREAS, the Declaration of Sugarland Run Homeowners Association, Inc. and the Declarations of Covenants, Conditions and Restrictions of Sugarland Run Homeowners Association, Inc. (collectively, the "Declaration"), the Bylaws of Sugarland Run Homeowners Association, Inc. (the "Bylaws"), and the Articles of Incorporation of Sugarland Run Homeowners Association, Inc. (the "Articles"), known collectively as the Governing Documents, provide that the Lots located within Sugarland Run Homeowners Association, Inc. (the "Association") are subject to the Governing Documents and the Rules and Regulations of the Association; and

WHEREAS, the Declaration and Bylaws provide that all Owners and occupants shall abide by the Governing Documents and Rules and Regulations; and

WHEREAS, the Declaration vests certain powers in the Architectural Review Committee (the "ARC"), including but not limited to (1) the power to determine whether the exterior appearance of a Lot is in violation of the Governing Documents and Rules and Regulations, (2) the power to approve or disapprove applications for exterior modifications, and (3) the power to promulgate Rules and Regulations relating to the exterior appearance of Lots within the Association; and

WHEREAS, the Governing Documents charge the Board of Directors of the Association (the "Board") with taking action to maintain the Association Property and enforce the provisions of the Declaration; and

WHEREAS, Section 55-513 of the Virginia Property Owners' Association Act (the "POAA") sets forth procedures for the enforcement of rules and regulations; and

WHEREAS, the Board finds that it is in the best interest of the Association to adopt a resolution in conformity with Section 55-513 of the POAA and institute a policy for the Association relating to the enforcement of the Declaration and Rules and Regulations by the ARC and the Board.

IT IS THEREFORE RESOLVED AS FOLLOWS:

I. ACTION BEFORE ARCHITECTURAL REVIEW COMMITTEE

1. The ARC, acting in conjunction with the Association's Managing Agent, shall conduct regular inspections of the Lots within the Association to ensure compliance with the Association's Rules and Regulations relating the exterior appearance of Lots within the Association.
2. When a violation or violations of the Association's Rules and Regulations relating to the exterior appearance of the Lots within the Association are noted, the ARC,

acting through the Association's Managing Agent, shall send written notice to the Owner(s) of the Lot to advise of the violation(s) and giving the Owner(s) a reasonable opportunity to correct the alleged violation(s).

3. If the violation or violations remain uncorrected after the Owner(s) have been given a reasonable opportunity to correct, the ARC shall hold a hearing to determine (1) whether a violation of the Association's Governing Documents exists and (2) if so, what recommendation to make to the Board.
4. Notice of the hearing before the ARC shall be hand delivered or mailed by certified mail, return receipt requested, to the Owner(s) at the address of record with the Association. Said notice shall be sent at least fourteen (14) days prior to the hearing and shall advise the Owner(s) regarding the actions that may be taken by the ARC at the hearing.
5. Within seven (7) days following the hearing before the ARC, the ARC, acting through the Managing Agent, shall issue a letter to the Owner(s) with the results of said hearing. This notice of hearing results shall be hand delivered or mailed by certified mail, return receipt requested, to the Owner(s) at the address of record with the Association.
6. If the ARC finds that a violation or violations exist upon a Lot, the ARC shall refer the matter to the Board to determine what action it will take.

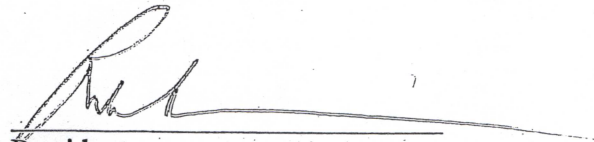
II. ACTION BEFORE BOARD OF DIRECTORS

1. Upon receipt of a finding from the ARC that a violation exists on a Lot, the Board shall hold a hearing to determine what action, if any, it will take in light of the ARC's finding.
2. Notice of the hearing before the Board shall be hand delivered or mailed by certified mail, return receipt requested, to the Owner(s) at the address of record with the Association. Said notice shall be sent at least fourteen (14) days prior to the hearing and shall advise the Owner(s) regarding the actions that may be taken by the Board at the hearing.
3. Within seven (7) days following the hearing before the Board, the Board, acting through the Managing Agent, shall issue a letter to the Owner(s) with the results of said hearing. This notice of hearing results shall be hand delivered or mailed by certified mail, return receipt requested, to the Owner(s) at the address of record with the Association.
4. Pursuant to Section 55-513 of the POAA, the Board shall have the option of electing to file suit against the Owner(s) of the Lot that has been found to be in violation by the ARC.

This Resolution is effective January 1, 2015 and supersedes all prior Resolutions relating to enforcement of the Association's Rules and Regulations.

The Board directs that this Resolution shall be reasonably published or distributed to the Members of the Association.

Adopted at a meeting of the Board of Directors on February 4, 2015.

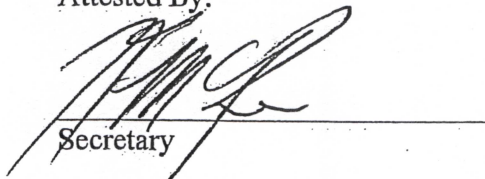


President

2/04/15

Date

Attested By:



Secretary

2/04/2015

Date