



Sugarland Run Townhouse Owners Association, Inc.

Policy Resolution No. 1

Prohibited Use of Portable Basketball Hoops on Common Areas

WHEREAS, Section 55-513 of the Virginia Property Owners' Association Act gives the Board of Directors (the "Board") the power to establish, adopt, and enforce rules and regulations with respect to the common areas and with respect to the use of other such areas of responsibility assigned to the association and not otherwise expressly reserved by the Declaration to the members; and

WHEREAS, Article VI, Section 1(a) of the Bylaws assigns to the Board the power to adopt rules and regulations governing the use of the common areas and facilities; and

WHEREAS, parking areas, pathways, and sidewalks constitute part of the common areas; and

WHEREAS, the Board deems it necessary to establish guidelines with respect to the use and enjoyment of the common areas.

NOW, THEREFORE, BE IT RESOLVED THAT the following guidelines for the use of basketball equipment on the common elements and other areas not expressly reserved for use by the members are hereby adopted:

1. Portable basketball poles, backboards, and hoops shall constitute any such recreational equipment used for this purpose and which is temporary in nature and not permanently affixed to another structure.
2. Portable basketball poles, backboards, and hoops shall not be permitted to be placed or used in the parking areas, pathways, and sidewalks or any other property which constitutes part of the common areas.

3. The ban on portable structures throughout the common areas shall not impair an owner's right to use such temporary structures on his/her individual lot, provided the presence of such structures is in accordance with the covenants of the Property.

4. Owners are responsible for the activities of their family members, guests, and invitees. Use of portable basketball poles, backboards and hoops in a prohibited area shall subject an owner deemed by the Board to be responsible for such violation to a monetary charge as provided by the Virginia Property Owner's Association Act.

SUGARLAND RUN TOWNHOUSE
OWNERS ASSOCIATION, INC.

By: David E. Meier President
David E. Meier, President
Board of Directors

I hereby certify that the foregoing Resolution was duly-adopted at a regular meeting of the Board of Directors of the Sugarland Run Townhouse Owners Association, Inc., this 12 day of JUNE, 1996.

James O'Rourke
James O'Rourke, Secretary
Board of Directors