

Sugarland Run Homeowners Association, Inc.

**Resolution No. 001-2022 .
Streetlight Shield Policy**

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 Sugarland Run Homeowners Association, Inc. ("Association" or "SRHOA"); and

WHEREAS, Section 55.1-1819.A of the Virginia Property Owners' Association Act ("POAA"), and Article VI, Section 1 (a) of the By-Laws permit the Board of Directors of the Association ("Board") to establish and adopt rules and regulations governing the use of the Common Area and facilities; and

WHEREAS, the Governing Documents provide that the Board shall take action to maintain the Common Area owned by the Association and to enforce the provisions of the Declaration; and

WHEREAS, Article X, Section 3 of the Declaration provides the Board the authority to enforce the Rules and Regulations in the Governing Documents and the Rules and Regulations duly adopted pursuant thereto; and

WHEREAS, Article VI, Section 2 (g) of the By-Laws provides that it shall be the duty of the Board to cause the Common Area to be maintained; and

WHEREAS, the streetlights are located on the Common Area and are improvements or facilities owned by the Association; and

WHEREAS, it is the policy of the Association to not install any shield that modifies or deflects the light being cast by a streetlight.

NOW, THEREFORE, BE IT RESOLVED, that the Board adopts this resolution regarding the street light shield policy.

A. An Owner (hereinafter, the "Requestor") may petition the Association for the installation (or removal) of a streetlight shield if the following circumstances are met:

- 1 Requestor must be the property Owner. Requests must be submitted in writing.

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- 2 SRHOA determines installation (or removal) of a streetlight shield will impact other properties, it will require the requestor to secure agreement from the nearest property Owners on each side of the streetlight in question (i.e., the property Owner to the left of the subject streetlight and the property Owner to the right of the subject streetlight). If the streetlight in question is not on the requestor's property, then that property Owner must also provide approval. All affected property Owners must submit agreement in writing directly to SRHOA. All affected property Owners must agree to the installation (or removal) of a streetlight shield.
- 3 Streetlight shields will not be considered for installations facing the street (i.e., street-side shields are not allowed). Only requests for shielding the dwelling-side of streetlights are permissible.

B. SRHOA will not consider any streetlight shield request unless preceding conditions 1, 2, and 3, listed above, are met. The SRHOA General Manager will determine affected property Owners and will endeavor to secure in a reasonable amount of time the responses from affected property Owners necessary to issue a determination on a streetlight shield request. The SRHOA General Manager shall take a neutral disposition as to the potential merits of any streetlight shield request. Affected property Owners must communicate with the SRHOA General Manager in regard to a streetlight shield request.

C Only the SRHOA contractor will install (or remove) streetlight shields. Only SRHOA-approved and provided streetlight shields will be installed. SRHOA owns and controls all streetlights and streetlight shields.

D. Should a property Owner desire that a streetlight shield be removed, the principals of this policy – including compliance with conditions 1, 2, and 3 – shall be followed. Removal of a streetlight shield requires the same process and procedure as installation of a streetlight shield.

E. SRHOA retains the right, in its sole discretion, to approve or deny any streetlight shield request.

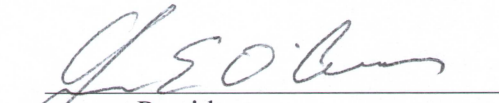
This Resolution was adopted by the Board of Directors on Dec 21-2022.

The effective date of this Resolution is Dec 27, 2022, 2022.

The Board directs that this Resolution regarding streetlight shield policy shall be reasonably published or distributed to the Owners.

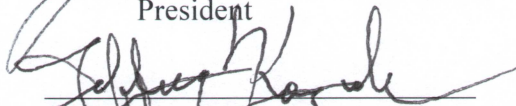
Sugarland Run Homeowners Association, Inc.

By:



President

ATTEST:



Secretary