

RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE FAWN LAKE COMMUNITY ASSOCIATION  
**FLCA Guidelines for Days to Fix Compliance Violations**  
RESOLUTION NUMBER 12-19-2

**WHEREAS**, the name of the corporation is Fawn Lake Community Association (the “Association”), which is incorporated as a Virginia nonstock corporation pursuant to Chapter 10 of Title 13.1 of the Code of Virginia (1950) as amended (the “Act”). The duration of the corporation is perpetual;

**WHEREAS**, the Association is governed by recorded covenants and restrictions including the Bylaws of the Fawn Lake Community Association, which includes in Section 4.1(4) the duty “to adopt and amend any reasonable Rules and Regulations not inconsistent with the Associations Documents.”

**WHEREAS**, Section 55-515 of the Act and Article 4 and Article 5 of the Declaration require all lot owners (“Owners” or “Residents”) to comply with the provisions of the Declaration and provides the Association with the right to enforce all restrictions, conditions, covenants, reservations, rules, regulations, and liens imposed by the provisions of the Declaration; and

**WHEREAS**, Article 2, Sections 2.6(c) and 2.7(c) of the Declaration require the Lot Owners to maintain their Lots in a neat and attractive manner, which includes but is not limited to, the Owners’ responsibility to properly cut grass, to keep lots free from weeds and trash, and to maintain, repair and rebuild improvements on their Lots in a condition comparable to the condition at the time the improvements were constructed; and

**WHEREAS**, Article 2, Sections 2.6(c) and 2.7(c) of the Declaration authorize the Board, the managing agent, and any other Persons authorized by the Board of Directors, the right of access over and through any Lot to repair, maintain or restore the Lot, all improvements thereon, and the exterior of the Dwelling Unit and any other improvements located thereon if such is not performed by the Owner of the Lot, and to assess the Owner of the Lot the costs thereof, such assessment to be a lien upon the Lot; and

**WHEREAS**, the Compliance Committee and the Board of Directors wish to establish a community-wide standard so that similar compliance violations are treated in a uniform, consistent, fair, and impartial manner.

**NOW THEREFORE, IT IS HEREBY RESOLVED** that the attached FLCA Guidelines for Days to Fix Compliance Violations be adopted by the Board of Directors.

**AMENDMENTS BY THE BOARD OF DIRECTORS (if any):**

**DISPOSITION:**

This request for a Resolution was withdrawn or did not receive necessary Motion and Second to bring it to a vote by the Fawn Lake Community Association Board of Directors on \_\_\_\_\_(date).

This Request for a Resolution was voted upon by the Fawn Lake Community Association Board of Directors on 12-16-19 (date).

Passed as Proposed.

Passed as Amended

Tabled

Rejected

Returned to Committee for further consideration

**RESOLUTION ACTION RECORD**

Duly adopted by the Board of Directors of the Fawn Lake Community Association on 12-16-19.

Motioned by Jim O'Donnell Seconded by: Helen Bradley

NAME	TITLE	YES	NO	ABSTAIN	ABSENT
Steve Gress	President & Director	<input checked="" type="checkbox"/>			
Greg Wells	Vice President	<input checked="" type="checkbox"/>			
Helen Bradley	Secretary	<input checked="" type="checkbox"/>			
Neil Mitchell	Director	<input checked="" type="checkbox"/>			
David Pitchford	Director	<input checked="" type="checkbox"/>			
Bill McGrath	Director	<input checked="" type="checkbox"/>			
Jim O'Donnell	Director	<input checked="" type="checkbox"/>			

Attest: Helen Bradley (Secretary)

Date: 12-16-19

Resolution effective as of date of adoption.

## FLCA Guidelines for Days to Fix Compliance Violations

The following is a listing of potential compliance violations and recommended maximum days allowed for correction by the noncompliant homeowner/resident. The days recommended are calendar days from the date of the original violation notification by the Compliance Committee to the required correction of the violation by the homeowner/resident. The dates are not the days required for the Compliance Committee to validate that the violation has been corrected.

It should be understood that the purpose of these violation compliance Guidelines is to establish a community-wide standard so that similar compliance violations are treated in a uniform and consistent manner throughout the community in a fair and impartial manner. Additionally, it should be emphasized that these Guidelines are not designed to be punitive to homeowners/residents, but are solely intended to ensure that established FLCA standards are maintained and respected by all homeowners/residents throughout the Fawn Lake community.

NOTE: The list below includes the most common violations and is not intended to be an all inclusive list. The FLCA reserves the right at all times, in the sole discretion of the Board, to initiate an injunctive relief action in court to enforce any violations of the Declaration and duly adopted Rules and Regulations.

### Violations with a three (3) day correction period:

- Trash barrels/refuse containers left outside of garage on non-pickup days.
- Garden, lawn, or home maintenance equipment/tools left in front or side yards and driveways; e.g., lawn mowers, edgers, BBQ grills, rakes, trimmers, shovels, blowers, gas cans, ladders, storage containers, etc.
- Basketball goal, soccer net, wading pools, bikes or other sports or children's equipment improperly stored on lot.
- Flags, artificial plants/flowers not displayed properly.

### Violations with a seven (7) day correction period:

- Trailers, boats, unauthorized vehicles, riding lawnmowers stored/parked in driveway/on lot.
- Lawn needs mowing, edging, or removal of cuttings/debris from lawn, driveways, sidewalks and curbs/streets.

### Violations with 15 day correction period:

- Trees, bushes, shrubs, or plant beds need pruning or weeding.

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