

ISLAND CREEK COMMUNITY ASSOCIATION

RESOLUTION NO. 2006-1

Resolution Related to

Restrictions of Objects and Structures on Community Streets and Sidewalks

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions ("Declaration"), recorded in the Land Records of Fairfax County in Deed Book 8805 beginning at Page 1182, provides in Article II, Section 2.01 for every owner to have a right and easement of enjoyment in the Common Area subject to the "right of the Board of Directors to adopt, promulgate, enforce, and from time to time amend, reasonable rules and regulations pertaining to the use of the Community Facilities which shall enhance the preservation of such facilities and the safety and convenience of the users thereof."; and

WHEREAS, Article IV, Section 4.02(h) of the By-Laws of Island Creek Community Association, Inc. ("By-Laws") provides that it shall be the duties of the Board of Directors to: "adopt rules and regulations consistent with the terms of the Declaration and Bylaws"; and

WHEREAS, Article VI, Section 6.02 of the Declaration provides that "no noxious or offensive trade, service or activities shall be conducted on or upon or upon any portion of the Property nor shall anything be done thereon which may be or become a continuing annoyance or hazard or nuisance to the Owners or Residents of the Property"; and

WHEREAS, the Board has determined that structures and other objects placed on Association streets and sidewalks, whether temporarily or otherwise, can be unsafe and hazardous to persons and property.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board duly adopts the following policies and rules prohibiting objects and structures from being placed upon Association streets and sidewalks, either temporarily or otherwise:

Non-vehicular objects and structures shall not be placed upon Association streets and sidewalks either temporarily or otherwise unless permitted by special exception issued in writing by the Board of Directors.

Special exceptions for the placement of temporary objects may be made by the Board of Directors, for events such as block parties. Requests for such special exceptions must be submitted in writing to the Board of Directors, and no exception shall be considered granted until the Board agrees to grant the exception in writing.

The Board of Directors may enforce these restrictions as authorized by Article II, Section 2.01 (e) of the Declaration. The Board may also take any other administrative or legal remedy permitted by law and may impose sanctions for violation or offense against these rules by seeking injunctive relief to compel compliance, by imposing charges for rule violations pursuant to Section 55-513 of the Virginia Property Owners Association Act.

The Association will seek to recover from any member or lot owner in violation all reasonable attorneys' fees and costs relating to enforcement of all covenants, restrictions, conditions, rules, and regulations. Remedies shall be cumulative and the selection of one remedy shall not prevent the Board of Directors from using all other legal remedies.

This Resolution shall become effective on April 18, 2006.

Island Creek Community Association RESOLUTION ACTION RECORD

Resolution Type: Regulatory No.: 2006-1

Pertaining to: Resolution Related to Restrictions of Objects and Structures on Community Streets and Sidewalks.

Duly adopted at a meeting of the Board of Directors of the Island Creek Community Association, Inc. held April 18, 2006.

Motion by: J.D. WALKER Seconded by: DIRCK HARGRAVES

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>[Signature]</u> Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

[Signature]
Secretary J.D. WALKER
SECRETARY
ICCA

4-18-2006
Date

FILE DATA:

Book of Minutes - 2006

Book Resolutions:

Book No. Page No.

- Administrative
- Regulatory
- Special
- General

Resolution effective _____, 2006.