

# ISLAND CREEK COMMUNITY ASSOCIATION

## POLICY ON STORAGE FACILITIES

### RESOLUTION 2006-2

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Island Creek Community Association (the "Declaration") sets forth the purposes and powers of Island Creek Community Association (the "Association"), such as, (1) ensure the attractiveness of the individual Lots and community facilities, (2) provide for the enhancement of the property values in Island Creek, (3) prevent nuisances to the Members of the community and (4) to provide for the maintenance of the Common Area, walkways and other facilities; and

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions ("Declaration"), recorded in the Land Records of Fairfax County in Deed Book 8805 at Page 1185, 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 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 By-Laws"; 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 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, Section § 55-513A of the Virginia Property Owners' Association Act (the "POAA") provides that the Association shall have the power to establish, adopt and enforce rules with respect to the use of the Common Area or any other areas of responsibility under the Declaration.

NOW, THEREFORE, BE IT RESOLVED THAT: The Board shall only permit temporary transportable storage facilities within the boundaries of Island Creek Community Association, whether on Lots, Parcels or the Common Area, subject to the following conditions:

1. No placement of storage facilities shall be permitted without approval in writing by the Board of Directors or management staff in advance of any placement within the boundaries of Island Creek Community Association.
2. Storage facilities are intended strictly for temporary use and shall not be placed within the boundaries of Island Creek for more than seventy two (72) hours.

3. Residents of townhouses without a garage shall place storage facilities only in a reserved parking spot. Residents of townhouses with a garage or driveway and residents of single family homes must place storage facilities in their driveway. Vehicles normally parked in those spots that are displaced by the storage facilities shall be parked in open parking.
4. No placement of storage facilities shall be permitted on VDOT dedicated streets (Thomas Grant Drive, John Thomas Drive or Morning View Lane) without written permission of VDOT.

The Board may enforce this Resolution pursuant to the Declaration, Articles or By-Laws of Island Creek Community Association or any provision enable by the law of the Commonwealth of Virginia.

The Board directs that this Resolution shall be reasonably published or distributed throughout the development pursuant to § 55-513A of the POAA.

The effective date of this Resolution, as amended, is thirty (30) days from the date of formal adoption by the Board as shown below.

I hereby certify that a vote was duly taken and the above Resolution was adopted by a vote of two-thirds of the Board of Directors at the meeting of the Board of Directors on the 19<sup>th</sup> day of DECEMBER, 2006.

**ISLAND CREEK  
COMMUNITY ASSOCIATION, INC.**

**RESOLUTION ACTION RECORD**

Resolution Type: Regulation

No. 2006-2

Pertaining to: Temporary Transportable Storage Facilities

Duly adopted at a meeting of the Board of Directors of the Island Creek Community Association, Inc., held December 19, 2006.

Motion by: JD WALKER

Seconded by: FLOYD MARSTELLER

**VOTE:**

	YES	NO	ABSTAIN	ABSENT
<u>Madeleine Galvin</u> , Member	_____	_____	_____	<input checked="" type="checkbox"/>
<u>Robert Gould</u> , Member	<input checked="" type="checkbox"/>	_____	_____	_____
<u>Floyd Marsteller</u> , Member	<input checked="" type="checkbox"/>	_____	_____	_____
<u>John Smoot</u> , Member	<input checked="" type="checkbox"/>	_____	_____	_____
<u>Nathaniel Teti</u> , Member	_____	_____	_____	<input checked="" type="checkbox"/>
<u>Cindy Wade</u> , Member	<input checked="" type="checkbox"/>	_____	_____	_____
<u>J.D. Walker</u> , Member	<input checked="" type="checkbox"/>	_____	_____	_____

ATTEST:

[Signature]  
Secretary

3-7-2007

Date

Resolution effective: JANUARY 1, 2007