

**RESOLUTION OF THE BOARD OF DIRECTORS OF
ISLAND CREEK COMMUNITY ASSOC**

**Rules and Regulations Imposing Charges and/or
Suspending Use of Facilities and Services for Violations
2000-2**

WHEREAS, Article IV, Section 4.01 of the Bylaws of the Island Creek Community Association (the "Association") gives the Board of Directors of the Association the authority to enforce the rules and regulations in the Declaration, Bylaws, and the rules and regulations duly adopted pursuant thereto, and

WHEREAS, pursuant to Section 55-513 of the Code of Virginia, the Association has the power, to the extent that the governing documents or the rules and regulations duly adopted pursuant thereto expressly so provide, (I) to suspend a unit owner's right to use facilities or services, including utility services, provided directly through the unit owners' association for nonpayment of assessments which are more than sixty days past due, to the extent that access to the unit through the common elements is not precluded and provided that such suspension shall not endanger the health, safety, or property of any unit owner, tenant, or occupant and (ii) assess charges against any member for any violation of the declaration or rules and regulations for which a member or his family members, tenants, guests or other invitees are responsible, and

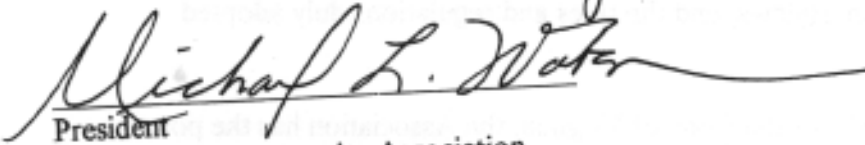
WHEREAS, the Board of Directors finds that it is in the best interest of the Association to adopt a regulation allowing the Board to suspend a unit owner's right to use facilities or services for nonpayment of assessments and to enforce the rules set forth in the governing documents and the rules and regulations duly adopted pursuant thereto, by the assessment of charges as allowed in Section 55-513 of the Code of Virginia,

IT IS THEREFORE RESOLVED AS FOLLOWS:

1. The Board of Directors shall have the authority to (I) suspend a member's right to use facilities or services and (ii) assess charges against any member for any violation of the declaration or rules and regulations for which a member or his family members, tenants, guests, or other invitees are responsible.
2. Before any such suspension of the use of facilities or services or charges may be assessed, the owner shall be given an opportunity to be heard and to be represented by counsel before the Board of Directors or other tribunal specified in the governing documents of the Association.
3. Notice of the hearing shall be hand delivered or mailed by registered or certified mail, return receipt requested, to the owner at the address of record with the Association, at least fourteen days prior to the hearing.

4. The amount of the charges so assessed shall not exceed fifty dollars for a single offense or ten dollars per day of an offense of a continuing nature and shall be treated as an assessment against the member's lot for the purposes of Section 55.516.

ADOPTED this 31 day of July, 2000


President
Island Creek Community Association