

RUNAWAY BAY HOMEOWNERS ASSOCIATION, INC.

POLICY RESOLUTION NO. P04-05

(ARCHITECTURAL AND COMMUNITY STANDARDS HANDBOOK)

WHEREAS, Section 55-513 (A) of the Virginia Property Owners' Association Act provides that the Board of Directors shall have the power to establish, adopt and enforce rules and regulations with respect to such areas of responsibility assigned to the Association by the Declaration, except where expressly reserved by the Declaration to members; and

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions of RUNAWAY BAY spells out architectural control requirements and desires of the Association to provide for the preservation of the values of RUNAWAY BAY; and,

WHEREAS, the Association's Board of Directors has chartered an Architectural Review Committee to carry out Architectural Control and development of community standards; and,

WHEREAS, the Architectural Review Committee has drafted and submitted for the Board of Directors' approval a RUNAWAY BAY HOMEOWNERS ASSOCIATION, Inc., Architectural and Community Standards Handbook to convey and enact Architectural Control policy;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors adopts the RUNAWAY BAY HOMEOWNERS ASSOCIATION, Inc., Architectural and Community Standards Handbook (attached herewith) as its statement of policy governing construction of new residences, exterior alteration or modification of existing residences, as well as community standards important to the RUNAWAY BAY community.

