

**RUNAWAY BAY HOMEOWNERS ASSOCIATION, INC.**

**RESOLUTION ON DUES ASSESSMENT FOR 2006**

**Fiscal Resolution No. F05-04**

WHEREAS, The Board of Directors has determined that the current annual assessment is not sufficient to:

- adequately cover routine maintenance and administrative expenses,
- provide a contingency for unexpected expenses,
- provide funds for potentially adding or upgrading amenities,
- ensure that the Association remains fiscally sound over the long term;

WHEREAS, the Virginia Property Owners' Association Act requires the Association to contribute to a Reserve Fund to repair, replace and restore Association amenities such as the pavilion, the community boat dock and launch ramp, the tennis court, the boat storage area, etc.;

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Runaway Bay and Runaway Bay Homeowners Association provides that the annual assessment may be increased or decreased by the board of directors of the Association without a vote of the membership to an amount not more than ten percent (10%) in excess of the annual assessment for the previous year;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby adopts an annual assessment for calendar year 2006 of \$390 per lot, an increase of \$34 (9.6%) over the 2005 assessment of \$356.