

**RUNAWAY BAY HOMEOWNERS ASSOCIATION, INC.**

**POLICY RESOLUTION NO. P04-05**

**REVISED DECEMBER 14, 2013**

**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 revised 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 revised 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.

RUNAWAY BAY HOMEOWNER'S ASSOCIATION  
RESOLUTION ACTION RECORD

Resolution Type: POLICY Number: P04-05  
Pertaining To: Architectural and Community Standards Handbook

Duly adopted at a meeting of the Board of Directors held December 14, 2013.

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

VOTE Record:

	YES	NO	ABSTAIN	ABSENT
Michael Lobue, President	_X_	_____	_____	_____
Carmen Perri, Vice President	_X_	_____	_____	_____
Karen Bragg, Secretary	_X_	_____	_____	_____
Darrell Sheets, Treasurer	_X_	_____	_____	_____
Carol Skeen, Director	_X_	_____	_____	_____
Richard Jenet, Director	_____	_____	_____	_X_
Herbert Miller, Director	_X_	_____	_____	_____

This Resolution Effective, December 14, 2013.

ATTEST:

\_\_\_\_ Signature on file \_\_\_\_\_ Date \_\_\_\_ December 14, 2013 \_\_\_\_  
Michael Lobue, President

\_\_\_\_ Signature on file \_\_\_\_\_ Date \_\_\_\_ December 14, 2013 \_\_\_\_  
Karen Bragg, Secretary

**FOR ASSOCIATION RECORDS**

I hereby certify that a copy of the foregoing Resolution was posted to the Book of Resolutions and a copy of this Resolution and any associated documentation was made available to all members of the Runaway Bay Homeowner's Association via the Association website on this \_\_14h\_\_ day of \_\_\_\_December\_\_\_\_\_, 2013.

\_\_\_\_ Signature on file \_\_\_\_\_  
RUNAWAY BAY HOA Property Owner Services Manager