

RHYGATE HOMEOWNERS ASSOCIATION

RESOLUTION NO. 1

Policy relating to the process of considering
and adopting resolutions

WHEREAS, Article I, Section 7 of the Declaration and Article IV, Section 1 of the Bylaws assign the Board of Directors all of the powers and duties necessary for the administration of the affairs of the Rhygate Homeowners Association and further states that the Board may do all such things as are not required by the Virginia Property Owners' Association Act of 1989, as amended, applicable governmental law, ordinance or regulation, the Declaration or the Bylaws to be exercised and done by the Members;

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures for the adoption of Resolutions are adopted:

I. PROCEDURE FOR ADOPTION

A. Introduction

A copy of a proposed resolution shall be provided by the Secretary to each Board member at least twenty-four hours prior to the Board meeting at which such resolution will be presented for consideration. The proposed resolution will be attached to the minutes of the Board meeting.

B. Board Action

Within thirty days of the introduction, the Board shall take action on the proposed resolution, which may be adopted with the affirmative vote of a majority of the entire Board, and a copy shall be attached to the minutes of the meeting wherein the resolution was adopted. The Board may choose, prior to its vote, to publish the proposed resolution in the Association newsletter with a request for written comments to be received before the next meeting of the Board.

C. Publication

The Board shall publish the adoption of the resolution in the Association newsletter or by separate distribution. Such notice shall contain the full resolution. A dated and executed copy of the full resolution shall be placed in the Book of Resolutions.

II. BOOK OF RESOLUTIONS

The secretary shall be responsible for maintaining the Book of Resolutions and providing Owners and Tenants with appropriate notice of any additions or changes to a resolution.

III. DURATION AND AMENDMENT

Resolutions, as may be amended from time to time, shall remain in effect for the duration of the Declaration unless a lesser period is indicated in the resolution. The secretary shall bring resolutions due to expire to the attention of the Board, which shall review the same at a meeting at least sixty days prior to date of expiration.

If there are no proposed amendments of a substantive nature at such meeting, the Board may re-adopt the resolution with the approval of a majority of the entire Board; otherwise the Board must follow the procedure for adoption of a resolution or allow the resolution to expire.

Both the Board of Directors and the Association shall have the right to alter, amend, modify, repeal or revoke any provisions set forth in the Book of Resolutions at any time, the Board by a majority vote of its members, and the Association by motion at a general meeting of the members.

IV. ENFORCEMENT

The Association through its duly elected Board of Directors shall have the right to enforce, by any proceeding set forth in the Association instruments or at law, all provisions of the resolutions in force and effect, and failure by the Association to enforce any provision of a resolution shall in no event be deemed a waiver of the right to do so thereafter.


Seymour J. Farber
President, Board of Directors
Rhygate Homeowners Association

Board Members:

David Rand, Vice President *DR*
Kevin Goodale, Treasurer *KG*
Phyllis Meyen, Secretary *PM*
Clifford Thomas *CT*
Betty Brown *BB*
Georgeann Broth *GB*
Betty Hood *BH*
Erna Seals *ES*

Date 1/15/92