

COUNTRYSIDE PROPRIETARY

RESOLUTION #266

CRITERIA FOR WITHHOLDING AMENITIES PRIVILEGES

WHEREAS, the Virginia Property Owners' Association Act, Section 55-513 allows the Association to "suspend a member's right to use facilities, including utility services, provided directly through the association for nonpayment of assessment which are more than 60 days past due" and

WHEREAS, Article III, Section 3(c)(2) of the Covenants and Restrictions of the CountrySide Proprietary grants the Board of Directors authority to establish rules and regulations for the use of its property; and

WHEREAS, Article VI, Section 8(d) of the CountrySide Bylaws further authorizes the Board of Directors to adopt and publish rules, including fees, for the use of common area facilities; and

WHEREAS, Article IV, Section 1(d) of the Covenants and Restrictions of the CountrySide Proprietary grants the Board of Directors the right to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association and

WHEREAS, the Board of Directors of the CountrySide Proprietary wishes to establish a Resolution to set forth the criteria for withholding amenities privileges

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby adopt the following criteria for withholding of amenities privileges:

1. Any account owing CountrySide any amount over 90 days, or that is now with the attorney, or in foreclosure.
2. Any account owing CountrySide assessment-related charges worth more than two months plus a late fee.
3. Any account that is on a payment plan and is not current with the payments.
4. Any account with an unresolved violation and that the Board of Directors has approved a daily charge.

ATTEST:

PRESIDENT: David Barrie

DATE

SECRETARY: Lesley Green

DATE