

**WILLIAMSTOWN HOMEOWNERS ASSOCIATION, INC.  
RESOLUTIONS  
POLICY RESOLUTION #2020-01**

WHEREAS, the Articles of Incorporation of the Williamstown Homeowners Association, Inc. ("Articles") identify that the purposes of the Williamstown Homeowners Association, Inc. ("Association") are (1) to provide for maintenance, preservation and architectural control of the residence lots, (2) to own, improve, maintain and preserve the common areas within the Association, and (3) to promote the health, safety and welfare of the residents within the Association; and

WHEREAS, the Articles direct the Association to exercise the powers, privileges, and duties described in the Declaration of Covenants, Conditions and Restrictions, as amended ("Declaration"); and

WHEREAS, the Virginia Property Owners Association Act ("Act") provides statutory framework for the Association, including Section 55-1.1819 which gives the Board of Directors the power to establish, adopt, and enforce rules and regulations with respect to use of the common areas, and with respect to such other areas of responsibility assigned to the association by the declaration, except where expressly reserved by the declaration to the members; and

WHEREAS, Section 55-1.1819 of the Act also provides that rules and regulations may include the power to suspend a member's right to use facilities and services provided directly through the Association for nonpayment of assessments that are more than sixty (60) days past due, to assess charges against any member for any violation of the Declaration or rules and regulations which the member or his family, tenants, guests or other invitees are responsible, and seek injunctive relief arising from any violation of the Declaration or rules and regulations; and

WHEREAS, Article XII, Section 1 of the Declaration establishes the right of the association to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of the Declaration; and

NOW THEREFORE, The Board of Directors determines that whenever there is more than one resolution on a topic, the most recently enacted resolution is operative.

**RESOLUTIONS**

The following resolutions are affected as of the date of this resolution:

Regulatory Resolution #18-01 Parking and Vehicle Rules and Regulations supersedes:  
Administrative Resolution #14-01 – Adoption of Parking Rules and Regulations  
Administrative Resolution #12-01 – Adoption of Parking Rules and Regulations  
Administrative Resolution #06-03 – Adoption of Parking Rules and Regulations

Resolution #15-02 – Trash/Recycle supersedes:  
Resolution #12-02 – Trash/Recycle  
Resolutions #96-1 – Trash

WILLIAMSTOWN HOMEOWNERS' ASSOCIATION

RESOLUTIONS ACTION RECORDED

Resolution Type: Policy Resolution \_\_\_\_\_

No. PR-2020-01

Pertaining to: Policy Resolutions

Duly adopted at a meeting of the Board of Directors held March 5, 2020

Motion by: Tricia Rampersad Seconded by: James Johnson

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>Ammonay</u> President	✓	_____	_____	_____
<u>[Signature]</u> Vice-President	✓	_____	_____	_____
<u>Rampersad</u> Secretary	X	_____	_____	_____
<u>Rampersad</u> Treasurer	X	_____	_____	_____
<u>Robert Ward</u> Board Member	X	_____	_____	_____
<u>James Johnson</u> Board Member	_____	_____	_____	_____
_____ Board Member	_____	_____	_____	_____

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Policy Resolution was posted to the Association webpage and notice of its availability was mailed to the Williamstown Homeowners' Association, Inc. on this 10 day of March, 2020.

C Stanley  
Managing Agent