

**MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION
ADMINISTRATIVE RESOLUTION NO. 1-A**

**PROCEDURES RELATIVE TO SUSPENSION OF RIGHT TO USE FACILITIES FOR
NON-PAYMENT OF ASSESSMENTS**

WHEREAS, Sections 2.3 and 8.3 of the Declaration for Meadows at Morris Farm ("Declaration") provides that the Board of Directors ("Board") has the right to regulate use of the Common Area and to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the property or any portion thereof;

WHEREAS, Article 12.1 (g) of the Declaration provides in relevant part that the Board of Directors ("Board") for Meadows at Morris Farm Community Association ("Association") shall have the power to suspend the right of an Owner, or occupant, and the right of such Person's household or company, tenants, guests, customers, employees, agents and invitees, to use the Recreational Facilities and other Common Area for any period during which any Assessment against an Owner's Lot remains unpaid;

WHEREAS, Section 55-513 B of the Virginia Property Owners' Association Act ("Act") in relevant part grants the Association the power, to the extent provided in the Declaration or rules and regulations adopted pursuant thereto, to suspend an Owner's right to use facilities or services offered by the Association for nonpayment of assessments which are more than sixty (60) days past due, to the extent that access to the lot through the common areas is not precluded and provided such suspension shall not endanger the health, safety or property of any owner, tenant or occupant; and

WHEREAS, Section 55-513 B of the Act further provides that certain procedures must be followed before such suspension may be imposed, including a hearing after notice.

NOW, THEREFORE, BE IT RESOLVED THAT in accordance with applicable provisions of the Act and the Association Documents the following Rules and Regulations are hereby adopted:

1. The Board of Directors of the Association shall have the power to suspend an Owner's right (including said Owner's occupant, and the right of such Owner's household or company, tenants, guests, customers, employees, agents and invitees) to use the facilities, offered by the Association for nonpayment of Assessments which are more than sixty (60) days past due, including, but not limited to, the power to suspend the use of the Recreational Facilities for any period during which any Assessments against the Owner's Lot remains unpaid.

2. Before suspension of an Owner's right to use the facilities or any service offered by the Association as stated in paragraph 1 above, the Owner shall be given an opportunity to be heard and to be represented by counsel before the Board.

3. Notice of the hearing shall be hand delivered or mailed by registered or certified mail, return receipt requested, to the Owner at the address of record with the Association at least fourteen (14) days prior to the hearing. The notice of the hearing shall contain a description of the amount of the unpaid Assessments and the provisions of the Association Documents and Rules and Regulations of the Association alleged to have been violated.

4. The hearing result shall be hand delivered or mailed by registered or certified mail, return receipt requested, to the Owner at the address of record with the Association within seven (7) days of the hearing.

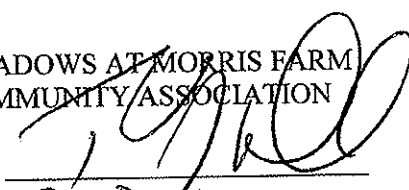
5. The suspension of an Owner's right to use the facilities as contemplated herein and the rights and remedies conferred by this Resolution shall be cumulative and in addition to all other rights and remedies that may be conferred upon the Association and the Board of the authority by the Act or by any Association Document or Rules and Regulations of the Association.

All capitalized terms used herein, if not so defined, shall have the meanings set forth in the Declaration.

The Board directs that this Resolution shall be reasonably published or distributed throughout the development to the Owners.

This Resolution is effective as of December 31, 2008.

MEADOWS AT MORRIS FARM
COMMUNITY ASSOCIATION

BY: 

Name: Rick Dwyler

Title: President