

JUL 09 2009

Resolution of the Board of Directors of
Meadows at Morris Farm Community Association
Policies and Procedures Regarding Upkeep and Maintenance of
Shared Utility Laterals
Located on Common Area

WHEREAS, Section 55-513 of the Virginia Property Owners Association Act (hereafter the "Act") in conjunction with Section 8.3 of the Declaration provides that the Board of Directors ("Board") of the Meadows of Morris Farm Community Association (hereafter the "Association") shall have the power to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the Property or of any portion thereof.

WHEREAS, Section 7.1 (a) of the Declaration provides in relevant part that the Upkeep of lead sidewalks, driveway aprons and utility laterals shall be provided by the Owner of the Lot served or, if so determined by the Board of Directors, by the Association at such Owner's expense.

WHEREAS, Section 7.2 (a) (1) of the Declaration provides in relevant part that each Owner shall maintain the lead sidewalk, driveway, driveway apron and utility laterals serving each Owner's Lot, even if located on Common Area.

WHEREAS, multiple Lots within the community are served by utility laterals, or portions thereof, that are located on the Common Area and shared in common with other Lots ("Shared Lateral(s)").

WHEREAS, the Board deems it necessary and desirable adopt rules and regulations regarding the Upkeep and maintenance of the Shared Laterals by the Lots served.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors, adopts the following regarding Upkeep and maintenance of the Shared Laterals:

1. In addition to and in accordance with Section 7.1(a) and 7.2 (b) of the Declaration, the Owners of Lots served by a Shared Lateral shall jointly provide for the Upkeep and maintenance of the Shared Lateral and shall share equally in the cost of the Upkeep and maintenance of the Shared Lateral, except as otherwise provided in this resolution or the Declaration. If such Upkeep of the Shared Lateral is necessitated by the act or omission of an Owner or member of such Owner's household or company, or any of such Owner's guests, customers, employees, tenants, agents or invitees (whether or not such act or omission is negligent or otherwise culpable), such Owner shall be responsible for the cost of performing such Upkeep to the Shared Lateral.

2. If the Board in its discretion, determines that the Association shall provide for the Upkeep to a Shared Lateral pursuant to Section 7.1 (a) of the Declaration, the Association shall

provide the Upkeep of the Shared Lateral which is necessary in the discretion of the Board and the cost of said Upkeep shall be assessed equally against the Owners of Lots served by said Shared Lateral.

3. Except as otherwise defined herein, all capitalized terms shall have the meanings as set forth in the Governing Documents for the Association.

4. This resolution shall become effective immediately upon adoption as signified by the signature of the Board below. The Board hereby directs that this resolution be reasonably published or distributed throughout the development.

ADOPTED by the Board of Directors on July 1, 2009.



Richard Dengler
Director

Sara V. Kroll
Director

Kim Mackmin
Director