

**CHURCH POINT HOMEOWNERS ASSOCIATION
VIRGINIA BEACH, VIRGINIA**

**RESOLUTION CONCERN THE ESTABLISHMENT OF
THE RULES ENFORCEMENT COMMITTEE**

WHEREAS, Section 55-513 **Adoption and enforcement of rules.** Of the Property Owners Association Act of Virginia states: " a. The board of directors of the association shall have the power to establish, adopt, and enforce rules and regulations with respect to the 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. Rules and regulations may be adopted by resolution and shall be reasonably published or distributed throughout the development" and;

WHEREAS, Article iii. BOARD OF DIRECTORS., Section 4, Powers and duties of the Board., item h. States: " To appoint committees from time to time fro the membership relating to community affairs." and;

WHEREAS, there is a need to establish orderly procedures for the review of Unit Owner's requests to modify, change or alter their units and to enforce the violations of the Declaration, By-Laws, and Rules and Regulations; and

WHEREAS, it is the intent of the Board of Directors to establish steps for the review of these requests and the enforcement of the Declaration, By-Laws, and Rules and Regulations:

Now, THEREFORE, BE IT RESOLVED THAT the Board of Directors establish the Rules Enforcement Committee as its arm of review of Unit Owner's requests and the enforcement of those violations of the Declaration, By-Laws, and Rules and Regulations. The Board of Directors mandates the following:

1. That the Committee shall consist of not less than three (3) nor more than five (5) members all of which shall be members of the association and voting members of the Committee. There shall be two (2) alternate members, either of which, who may act in lieu of an absent committee member, or both in the absence of two committee members.
2. That the Committee Chair and the Members of the Committee shall be appointed by the President to serve a term of two (2) years. The first committee appointed, three members shall serve two (2) years and two (2) members shall serve one (1) year. Thereafter, the two (2) year term shall apply.

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3. That the Committee shall review all requests for modifications submitted to it by appeal of the Home Owner and approve or disapprove those requests as it sees fit under the guidance of the Declaration, By-Laws, and Rules and Regulations.
4. That the Committee shall advise the Home Owner within thirty (30) days of the recorded receipt of their appeal regarding its approval or disapproval of the Home Owners request.
5. That the Committee shall make inspection of the appeal to ensure the enforcement of the Declaration, By-Laws, and Rules and Regulations.
6. That the Committee shall send, or cause to have sent, letters of notification of hearings to those Home Owners violating the Declaration, By-Laws or Rules and Regulations and in accordance with the state statute.
7. That the Committee shall develop and present to the Board of Directors for approval a "Due Process Procedure" as defined by the Property Owners Act of Virginia.

Adopted this _____ Day of _____, 1997, by the Board of Directors, Church Point Homeowners Association.

_____ President

_____ Secretary