

ASHBROOK HOMEOWNERS ASSOCIATION, INC.

POLICY RESOLUTION NO. 2015- 2

(Resolution Relating to Storage and Moving Pods)

WHEREAS, Article VII, Section 1 of the Ashbrook Homeowners Association, Inc.'s (the "Association") By-Laws states that the business and affairs of the Association shall be managed by the Board of Directors and that the Board of Directors shall have all the powers and duties necessary for the administration of the affairs of the Association including, but not limited to, adopting any reasonable rule and regulation not inconsistent with the Association's documents; and

WHEREAS, Section 1.1.53 of the Association's Declaration defines a "Structure," in part, to mean "anything or device, the placement of which upon any Lot might affect the physical appearance thereof;" and

WHEREAS, Section 8.2.1 of the Association's Declaration provides that "no Structure may be commenced, constructed, erected, placed, maintained or permitted to remain on a Lot" without the prior written approval of the Architectural Committee; and,

WHEREAS, Section 8.8.2 and Section 9.6 of the Association's Declaration provides that the Association may enter a Lot to terminate a violation after providing the Owner of the Lot fifteen (15) days notice of the violation; and,

WHEREAS, Section 5.3.5 of the Association's Declaration states that the Association shall have the authority to suspend the rights of any Owner to use the Commons for a period not to exceed sixty (60) days for any infraction of the Rules and Regulations; and,

WHEREAS, the Board of Directors of the Association believe it to be in the best interest of the Association to adopt rules and regulations as to the keeping of storage and moving pods within the Association.

NOW THEREFORE, the Board of Directors hereby adopts the following rules and regulations relating to the parking and towing of vehicles and pods, which supersede and replace all prior policies and rules and regulations relating to the same subject.

I. Storage and Moving Pods

- a. Definition.** A "Pod" shall mean any container that is used for the purpose of storing and/or moving goods, including, but not limited to, U-Haul U-Boxes, PODS, Moving Pods and Mayflower containers. Pursuant to the Association's Declaration, a Pod is considered a Structure.

- b. Application.** An Owner may submit a written application to the Architectural Committee to place a Pod on the driveway of his or her Lot or on the portion of the street that is directly adjacent to his or her Lot for a period not to exceed sixteen (16) days. The application shall be in a format similar to the Pod Application attached as Exhibit A to this Resolution. The application shall include a map or description of the location of where the Pod will be located on the Owners Lot.
- c. Use.** The Owner upon receipt of written approval from the Architectural Committee may place a Pod on the driveway of his or her Lot or on the portion of the street that is directly adjacent to his or her Lot for a period not to exceed sixteen (16) days. If an Owner needs additional time, he or she may file a written request to the Architectural Committee for an extension not to exceed seven (7) days.
- d. Restriction.** No Storage Pods shall be permitted to be placed on any street not directly adjacent to an Owners' Lot, parking area or any other portion of the Commons within the Association.

II. Enforcement

The Board of Directors shall enforce the terms of this Resolution against any Owner not in compliance pursuant to the provisions of the Association's Governing Documents.

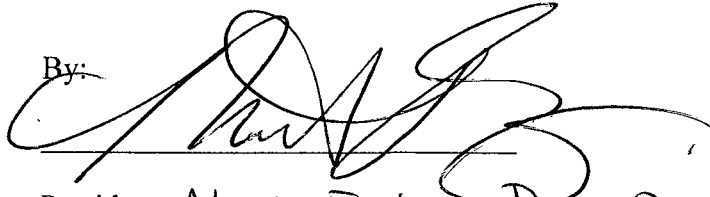
III. Effective Date

This Resolution will take effect within thirty (30) days of the enactment date and be fully enforceable as of that date and shall supersede and replace any previously adopted Policy Resolution or rules governing parking.

We attest and certify that this Policy Resolution No. 2015- 2 was duly adopted by the Board of Directors at a duly noticed meeting of the Board of Directors at which a quorum was present on the 2nd day of September, 2015.

ASHBROOK HOMEOWNERS ASSOCIATION, INC.

By:



President, Marla Fertner Regan

By:



Secretary, Tony K. Spadaro

CERTIFICATE OF MAILING

I HEREBY CERTIFY, this 18 day of Sept, 2015 that the foregoing Policy Resolution No. 2015- 2 was mailed via first class mail, postage prepaid, to all Owners at their address of record on file or the Lot address (if the Owner has not provided an alternative address), in accordance with the requirements of Section 55-513(A) of the Virginia Property Owners' Association Act.



Carol Stirner
Millenium Management, Inc.
Community Manager for the
Ashbrook Homeowners Association, Inc.

ASHBROOK HOMEOWNERS ASSOCIATION, INC.

Storage and Moving Pod Application

This is the application form that needs to be submitted to the Architectural Committee prior to placing a moving or storage Pod on your Lot. A Pod may only be placed on your Lot for the date range approved by the Architectural Committee, which cannot exceed sixteen (16) calendar days.

Name(s): _____

Association Address: _____

Dates Requested for Pod: _____ to _____

Proposed Location of Pod: _____

Signature _____ Date _____

Return to:

Architectural Committee
Ashbrook Homeowners Association, Inc.
c/o Carol Stirner, Community Manager
Millennium Management, Inc.
PO Box 1757
Ashburn, Virginia 20146