

**BOARD OF DIRECTORS OF
DAWSON LANDING HOMEOWNERS ASSOCIATION, INC.
TRASH AND EXTERIOR MAINTENANCE RESOLUTION
POLICY RESOLUTION # 2016-01**

WHEREAS, Section 55-515 of the Virginia Property Owners' Association Act ("**Act**") charges all lot owners and their tenants, guests and invitees with compliance with the Declaration of Covenants, Conditions and Restrictions of Dawson Landing Homeowners Association, Inc. recorded in Deed Book 2184 at page 0153, among the land records of Prince William County, Virginia (collectively, the "**Declaration**"); and

WHEREAS, the Declaration establishes the Dawson Landing Homeowners Association, Inc. (the "**Association**") for the purposes of administering the property submitted to the Declaration (the "**Property**"); and

WHEREAS, Article VI, Section 11 of the Declaration provides that the Board of Directors of the Association shall have the power to adopt rules and regulations pursuant to the Virginia Property Owners' Association Act.

WHEREAS, Section 55-513 and Article VI, Section 11 of the Association's Declaration provides the right of the Association to adopt and enforce rules and regulations governing the owners, his tenants, guests or other invitees, including the imposition of fines for violation thereof; and

WHEREAS, Article VII, Section (1)(a) of the Association's Bylaws provides that the Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Common Area, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof; and

WHEREAS, the Board of Directors has identified a need to establish rules and regulations regarding trash and exterior maintenance of Lots within the Association.

NOW, THEREFORE, BE IT RESOLVED THAT the policies detailed below are hereby adopted by the Board of Directors for the Association.

1. The following rules and regulations shall be enforced by the Association through the implementation of the legal remedies set forth in Virginia Code §55-513, including the assessment of charges for the violation thereof.
2. Trash must be stored in secure containers with a lid. Open trash containers are prohibited in order to prevent windblown debris. Homeowners and residents are responsible for picking up litter on their property. All resident trash items must remain on that resident's private property. As of September 2016, collection days are Tuesdays and Fridays. Recyclables are picked up only on Tuesdays.

3. Trash and recycling containers shall not be put on the curb earlier than 5:00 p.m. on the day before trash collection and trash and recycling containers must be removed from public view by 11:59 p.m. on the day trash is collected. Otherwise, trash and recycling containers are to be stored out of sight, such as in the garage or behind the house and obscured from view by an approved fence or screening. Any overflow trash must be secured in trash bags or otherwise contained so trash does not travel throughout the Association common area.
4. Residents and owners are responsible for making arrangements with the trash removal company to pick up large or bulk items on the days set forth above and/or in accordance with the trash company's policy regarding bulk items. The cost of such bulk pickup is the responsibility of the residents and owners and is not the responsibility of the Association.

Trash Company Contact Information:

Patriot Disposal, Inc.
P.O. Box 3219
Manassas, VA 20108
Phone: 703-257-7100
Fax: 877-304-4016
Email: CustomerService@PatriotDisposalServices.com

5. Residents are responsible for maintaining control over their trash containers and trash items and must not allow any trash or other debris to enter the common areas of the Association. All resident trash items must remain on that resident's private property.
6. Any and all toys, bicycles, and/or other toys/equipment, other than any permanent outdoor fixtures, shall be removed from the exterior of each Lot and remain clear of all such items from dusk to dawn every day.
7. Residents shall not leave any items, including, but not limited to toys, bicycles and other pieces of equipment unattended on any sidewalk or street within the Association or on any Lot for any unreasonable length of time. At a minimum, any items left out unattended for more than two (2) hours will be deemed to have been left for an unreasonable length of time pursuant to this provision.
8. Residents shall not display any type of sign or flag advertising any businesses within the Association nor shall the Residents maintain any business-like façade or lettering on their Properties/Lots, including but not limited to, signage in windows, storm doors, or on vehicles on the Property
9. Vehicles operated within the Association, including the ingress and egress of vehicles traveling to and from each Property, shall not obstruct traffic within the Association.

Residents shall have the responsibility to inform their guests and invitees of this Association rule regarding traffic obstruction, and residents shall be responsible for their guests and invitees' failure to comply.

- Vehicles and their operators shall ensure that any individuals dropped off within the Association are dropped off in a safe manner (e.g., in the driveway and out of all lanes of travel).

This Resolution supersedes all previously adopted Resolutions governing the same issues. This resolution shall become effective on Oct 11, 2016.

DAWSON LANDING HOMEOWNERS ASSOCIATION, INC.
Resolution Action Record

Resolution No. 2016-01

Pertaining to: Adoption of the Policy Resolution # Regarding Trash and Exterior Maintenance

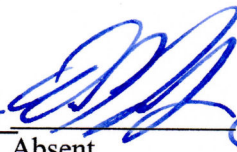
Duly adopted at a meeting of the Board of Directors held Oct 11, 2016

Motion by: _____

Seconded by: _____

VOTE:

Position	Name	Signature	Vote
<u>President</u>	<u>Maureen Parlette</u>	<u>[Signature]</u> Absent	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Abstain
<u>Vice President</u>	<u>[Signature]</u>	<u>Lamar W. Johnson</u> Absent	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Abstain
<u>Landscape Chair</u>	<u>Amy Chaffman</u>	<u>[Signature]</u> Absent	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Abstain
<u>Secretary</u>	<u>Kate Loving</u>	<u>[Signature]</u> Absent	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Abstain
<u>ARB Chairman</u>	<u>ROBERT PARLETTE</u>	<u>[Signature]</u> Absent	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Abstain

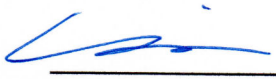
AT-LARGE MEMBER VERN McHARGUE  Yes No Abstain
Absent

Absent Yes No Abstain

Absent Yes No Abstain

Absent Yes No Abstain

ATTEST:


Secretary

10/11/16
Date

Resolution effective: October 11, 2016