

**OAK MARR COURTS HOMEOWNERS ASSOCIATION**

**RULES AND REGULATIONS -  
HEARING PROCEDURES ON SUSPENSION OF PRIVILEGES AND  
CHARGES OF ASSESSMENTS  
FOR VIOLATION OF THE GOVERNING DOCUMENTS**

WHEREAS, the purposes of the Oak Marr Courts Homeowners Association are to own, maintain, and administer the community properties, to administer and enforce the covenants and restrictions, to collect and disburse assessments and charges, and to promote the health, safety and welfare of the Owners and residents in the Association's property; and

WHEREAS, the Association's Board of Directors shall have all powers needed to carry out the purposes of the Association which are enabled by law or the governing documents of the Association, and which are not specifically reserved to the members; and

WHEREAS, by law, the Board of Directors of the Association shall have the power to establish, adopt and enforce rules and regulations with respect to use of the Common Area and with respect to such other areas of responsibility assigned to the Association by the Declaration of Covenants, Conditions and Restrictions (the "Declaration);

NOW THEREFORE BE IT RESOLVED THAT, in accordance with applicable provisions of law, and applicable provisions of the Association's governing 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/member's right to vote and right to use facilities or services offered by

the Association, including recreational facilities, for nonpayment of assessments, which are more than sixty (60) days past due; also, pursuant to the Declaration, the Association may suspend the foregoing privileges for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

2. The Board of Directors of the Association shall also have the power to assess charges against any member for any violation of the Association's governing documents for which the member or his family members, tenants, guests or other invitees are responsible.

3. Before suspension of a member's right to use facilities or any service offered by the Association and/or before any charges may be assessed for the violations, as stated in paragraph 2 above, the member shall be given an opportunity to be heard and to be represented by counsel before the Board of Directors or other tribunal constituted by the Board of Directors.

4. Notice of a hearing, including a statement of the charges or other sanctions that may be imposed, shall be hand delivered or mailed by registered or certified mail, return receipt requested, to the member at the address of record with the Association at least fourteen (14) days prior to the hearing.

5. The amount of any charges so assessed shall not be limited to the expenses or damage to the Association caused by the violation, but shall not exceed fifty dollars (\$50.00) for a single offense or ten dollars (\$10.00) per day for any offense of a continuing nature. However, the total charges for any offense of a continuing nature shall not be assessed for a period exceeding ninety (90) days.

6. The charges assessed hereunder shall be treated as an assessment against the member's Lot for the purposes of Article VI of the Declaration, and any other applicable provisions of the governing documents, and for the purposes of Section 55-516 of the Virginia Property Owners' Association Act, as it may be amended from time to time.

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

23 August 2007  
Date of Adoption

RESOLUTION

WHEREAS residents, and especially children, have been challenged and frightened by dogs running free (not on a leash) in the common areas of the community, and

WHEREAS County Authorities have responded to inquiries from the Board by indicating that the County will only enforce applicable animal control regulations on the common areas of community association property if the community has both: (1) formally adopted regulations prohibiting dogs from being on common grounds when not on a leash; and, (2) clearly posted those areas so that both dog owners and County officials will easily be able to recognize that community policy is to prohibit dogs from running free.

IT IS RESOLVED:

- 1) It is the policy of Oak Marr Homeowners Association that dogs not be permitted to run free (not on a leash) on Association property. This policy applies to all common areas of the Association, but does not apply to property privately owned by individual members of the Association.
- 2) The Board of Directors of the Association shall cause signs indicating that dogs must be kept on leash in common areas to be placed and maintained at each mail kiosk in the community.

Approved, April 28, 1998

// signed //  
Bobbie Leahey