

Draft 6-26-07

THE HIGHLANDS COMMUNITY ASSOCIATION, INC.

Regulatory Resolution #07- 01

SUSPENSION OF USE OF COMMON PROPERTIES

WHEREAS, The Highlands Community Association, Inc. (hereafter, "Association") is a property owners' association for the purposes of the Virginia Property Owners' Association Act, Section 55-508 et seq. of the Code of Virginia (hereafter, "Act");

WHEREAS, pursuant to Section 55-513(A) of the Act, the Association's Board of Directors has the "power to establish, adopt and enforce rules and regulations with respect to use of the common areas";

WHEREAS, the Association is the owner of certain "Common Properties" as defined by the Declaration of Covenants and Restriction of the Highlands Community Association, Inc. and Oliver D. Rudy, Trustee Under the Provisions of a Trust Agreement Dated march 20, 1988 and Designated as the Nash Road/Woodpecker Road Trust Agreement and recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia in Deed 2221, Page 1973 (hereafter, "Declaration");

WHEREAS, pursuant to Article IV, Section 3(c) of the Declaration, the Association has the right to suspend the rights and easements of enjoyment of any Member or Tenant or Guest of any Member for any period not to exceed sixty (60) days for any infraction of its published rules and regulations;

WHEREAS, the Board of Directors of the Association has deemed it to be in the best interests of the Association to adopt rules and regulations affecting the use of Common Properties so as to protect the health and safety of the residents and to preserve the intended use of such Common Properties; and

NOW, THEREFORE, in consideration of the foregoing, the Board of Directors of the Highlands Community Association, Inc., pursuant to Section 55-513(A) of the Code of Virginia and Article IV, Section 3(c) of the Declaration hereby adopts these rules and regulations:

1. The Board of Directors shall have the right to suspend the rights and easements of enjoyment of any Member or Tenant or Guest of any Member for any period not to exceed sixty (60) days for any infraction of its rules.

2. Notification of any suspension of rights and easements shall be provided in writing to the Member, Tenant, or Guest of any Member.

3. The following constitute infractions of the Association's rules pertaining to use of

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Common Properties:

- A. Any violation of local, state or federal law, as determined solely by the Board of Directors. (Note: A conviction is not required prior to any suspension.)
- B. Any activity that compromises the safety of, or is harmful, or potentially harmful to the health of any Member, Tenant or Guest of any Member.
- C. Any use of the Common Properties that unreasonably interferes with the right of use and easements of any other Member, Tenant or Guest of any Member.

NOW, THEREFORE, these rules pertaining to the use of the Common Properties are hereby adopted by the Board of Directors for The Highlands Community Association, Inc. this 9 day of July, 2007.

BOARD OF DIRECTORS
THE HIGHLANDS COMMUNITY
ASSOCIATION, INC.

By: _____
President