

HICKORY CLUSTER ASSOCIATION

TYPE: General

RE-ADOPTED: April 19, 2017

RESOLUTION NUMBER: 2

BOOK OF RESOLUTIONS

Code of Conduct Rules and Regulations

WHEREAS, Article IV, Section 1, of the Bylaws states "the affairs of the corporation shall be managed by it's directors." Therefore, the Board of Directors may do all such acts and things except as by law, by the Virginia Property Owners Association Act, by the Declaration or by these Bylaws may not be delegated to the Board of Directors by the Lot Owners; and

NOW THEREFORE, BE IT RESOLVED THAT the following Rules and Regulations shall be adopted:

RULES AND REGULATIONS

1. The common property greens and walkways in front of lots and the entrances adjacent to lots shall at all times be free from obstruction and shall be used only for ingress and egress from the lots.
2. No bicycle, scooter, baby carriage, shopping cart or similar vehicle, toy or personal article shall be allowed to stand or be stored in any of the general or limited common elements, except in designated by signage areas.
3. No exterior shade, awning, window guard, ventilator, fan or air conditioning device shall be used without written approval of the Board of Directors or committee appointed by the Board of Directors, unless it is not visible from the ground or an adjacent lot.
4. No sign, permanent notice, advertisement or decoration shall be inscribed or exposed on or at any window or other part of the lot or common property or in any vehicle located on the premises unless with the written approval of the Board of Directors or committee appointed by the Board of Directors. Real estate signs are restricted to one (1) sign on the lot and one (1) sign at the North Shore entrance. Hanging post type signs are prohibited. Seasonal holiday decorations will be permitted during the normal holiday period.
5. All refuse shall be deposited with care in containers intended for such purpose only at such times and in such manner as directed by the Board of Directors. Objects too large for the trash containers (e.g., mattresses, box springs, appliances, furniture, carpet, moving cartons, etc.) can be removed by arranging for special pick up through the trash removal company.
6. No aerial or antennae of any kind shall be attached to or hung from the exterior of any lot without written approval of the Board of Directors or committee appointed by the Board of Directors, unless it is not visible from the ground or an adjacent lot.
7. Owners are responsible for the actions of their tenants, family members and guests and anyone permitted by them into the building or common elements.

Any damage to the building, common elements or equipment caused by any owner, resident, guest or child shall be repaired at the expense of the responsible co-owner.

- 8. Any complaint regarding building or ground maintenance or management shall be made in writing to the Management Company or a member of the Board of Directors.
- 9. Any consent or approval given by the Board of Directors or committees approved by the Board of Directors under these rules shall be revocable at any time.
- 10. Our cluster is in Fairfax County, so cluster residents, visitors and their pets are subject to "leash laws" and their enforcement in effect throughout the county.

Dogs must always be on a leash when outside. If a dog is running loose, anyone has the right to call the Fairfax Animal Warden and have the animal impounded.

Please walk dogs in the wooded areas, not in planters or on common grassy areas, nor on traffic islands or where children play.

YES      NO      ABSTAIN      ABSENT

     \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

     \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

     \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

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     \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

PRESIDENT: *Daryl Keener*

VICE PRESIDENT: *Fish Kendrick*

TREASURER: *George W. Mueller*

AT LARGE: *Kevin C. Walcott*

AT LARGE: *Kari Young*

ATTEST: *[Signature]*  
Secretary

DATE: *11/3/93*

ADOPTED AT A BOARD MEETING: *[Signature]*  
(Regular or Special)

Robert Carney and Elaine Bess were absent.

HICKORY CLUSTER ASSOCIATION

TYPE: General

DATE ADOPTED: November 18, 1998

Resolution #2

BOOK OF RESOLUTIONS

Code of Conduct Rules and Regulations

HCA President \_\_\_\_\_ Date \_\_\_\_\_

HCA Secretary Chris Freeman \_\_\_\_\_ Date 11/18/98

**HCA Board:**

- David Keever            President
- Sibylle Schumann    Vice President
- Chris Freeman        Secretary
- Robert Laird
- Richard Speier
- Larry Stipek
- Kevin Wolcott

**Administrative Note:**  
 Board President, David Keever, joined the November 18, 1998 board meeting via conference call. He expects to return from his business trip by Monday, November 23, and will affix his signature to these documents at that time.