

HICKORY CLUSTER ASSOCIATION

TYPE: General

RE-ADOPTED: April 19, 2017

RESOLUTION NUMBER: 3

BOOK OF RESOLUTIONS

Storm Door Installation

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

WHEREAS, several Lot Owners at Hickory Cluster Association have expressed a desire to install storm doors on their lots; and

WHEREAS, the Board of Directors of the Hickory Cluster Association has determined and is satisfied that it is in the best interest of the Association for the Board of Directors to permit Lot Owners to have installed storm doors on the lots subject to such terms and conditions as shall be imposed by the Board of Directors of the Association.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Board of Directors of the Hickory Cluster Association may, within its discretion, grant permission to any Lot Owner to install a storm door on his/her lot subject to the following conditions and any other terms and conditions that may be imposed by the Board of Directors:

Any Lot Owner wishing to install a storm door on his/her lot must apply for and receive permission to do so from the Board of Directors and must take reasonable steps to ensure that the installation is performed so as to maintain and preserve the architectural integrity of the Association. The Board of Directors will respond to any written application within sixty (60) days of receipt of the application. Any damage caused to common elements by the Lot Owner or hired installer in installing the storm door will be assessed against the responsible Lot Owner. All maintenance responsibilities for the storm door remain with the Lot Owner and any subsequent Owner(s).

The specifications/requirements for storm door installations are:

1. The door must be a full view type and a white color.
2. The door may have a kick plate at the bottom that may not exceed 12 inches in height from the threshold.
3. A photo/picture of the door must accompany your request for installation and must include model number, manufacturer and name and address of installer.
4. The owner is responsible for the repair of any damage that the installation of the door or that the door may cause to the common element.
5. Any unused glass, screen, or other materials for the door must be stored in the resident's lot and not on the common element.

YES	NO	ABSTAIN	ABSENT
<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
<u>x</u>	<u> </u>	<u> </u>	<u> </u>

PRESIDENT: David Kewer

VICE PRESIDENT: Shirley Kerwin

TREASURER: George W. Mueller

AT LARGE: Ann C Walcott

AT LARGE: Lois Jones

ATTEST: [Signature]
Secretary

DATE: 11/3/93

ADOPTED AT A BOARD MEETING: Regular
(Regular or Special)

Robert Carney and Elaine Bess were absent.

HICKORY CLUSTER ASSOCIATION

TYPE: General

DATE ADOPTED: November 18, 1998

Resolution #3

BOOK OF RESOLUTIONS

Storm Door Installation

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.