

**WESTWOOD VILLAGE CONDOMINIUM
UNIT OWNERS ASSOCIATION**

REGULATORY RESOLUTION NO. 11-

TRASH AND RECYCLABLES

WHEREAS, Westwood Village Condominium Unit Owners Association was duly created by a Declaration executed on November 16, 1998, which Declaration and attached Bylaws for the self-government of the condominium were subsequently recorded on November 30, 1998 in the land records of the Circuit Court of Fairfax County at Deed Book 10676, Page 1203; and,

WHEREAS, Article III, Section 2 (*Board of Directors - Powers and Duties*) of the Bylaws established that the affairs of the Unit Owners Association would be governed by a Board of Directors, and that said Board of Directors were granted all powers and duties necessary for the administration of the affairs of the Unit Owners Association; and,

WHEREAS, Article XX, Section 2 (*Use Restrictions on Units and Common Elements*) states that the units and common elements shall be occupied and used in accordance with rules and regulations adopted by the Board of Directors; and,

WHEREAS, Article III, Section 2 (*Board of Directors - Powers and Duties*) of the Bylaws empowers the Board to "adopt and amend any rules and regulations," provided that same do not conflict with the Virginia Condominium Act or the Westwood Village condominium instruments; and,

WHEREAS, it has come to the attention of the Board (through complaints made by residents of the condominium) that the rules regarding trash and recyclables, as set forth in the Resident's Manual for Westwood Village Condominium (1998 version) require supplementation and updating;

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board of Directors, by the Virginia Condominium Act ("the Act"), the Declaration, the Bylaws and this Resolution, does hereby adopt, approve, and promulgate the following rule/regulation regarding trash and recyclables at Westwood Village Condominium, which is intended to supplement the above-referenced Resident's Manual;

AND IT IS FURTHER RESOLVED THAT this rule/regulation shall be deemed a rule/regulation of the Association and enforceable as such pursuant to the remedies and process set forth at Va. Code § 55-79.80:2

RULE

Upon the placement of trash and recyclables at the curb for curbside collection, no resident other than the owner who placed such trash/recyclables at the curb may disturb, examine, pick through, open, lift, transfer, sort or remove either the trash and recyclables themselves, or the respective trash/recyclable containers.

Any resident who is observed violating the foregoing rule shall be subject to the assessment of violation charges, after notice and an opportunity to be heard, pursuant to Va. Code § 55-79.80:2.

This rule shall not apply to any employee of either the Association's management company or of the Association, if that employee's duties include moving or picking up trash for the purpose of maintaining the neat appearance of the condominium. The employee's contact with curbside trash/recyclables shall be limited only to the accomplishment of that purpose.

All other rules and regulations governing the placement and pick-up of trash and recyclables in the condominium as set forth in the 1998 Westwood Village Condominium Resident's Manual shall remain in full force and effect.

This resolution shall become effective on July 15th, _____, 2011.

WESTWOOD VILLAGE CONDOMINIUM UNIT OWNERS ASSOCIATION

RESOLUTION ACTION RECORD

Resolution Type: Policy / Regulatory No. 11 - 001

Pertaining to: Trash and Recyclables

Duly adopted at a meeting of the Board of Directors held June 20th, 2011.

Motion by: Sunil Gupta Seconded by: Fernando Vargas

VOTE:

YES NO ABSTAIN ABSENT

[Signature]
Director

X

[Signature]
Director

X

[Signature]
Director

X

[Signature]
Director

X

Lisa Westcott Connolly
Director

X

Director

ATTEST: [Signature]

Secretary

Date JUNE 20th, 2011

FILE:

Book of Minutes - 2011

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Policy

Regulatory

Special

General

X

Resolution effective: JULY 15th, 2011