

***THE UNIT OWNERS ASSOCIATION OF  
COLONIAL VILLAGE I, A CONDOMINIUM***

**Regulatory Resolution 2009 - 2**

**Window Treatments**

WHEREAS, Article III, Section 2(f) (*Board of Directors - Powers and Duties*) of the Bylaws grants the Board of Directors the power to make and amend rules and regulations governing the Condominium; and

WHEREAS, Article III, Section 2 of the By-laws further provides that the Board of Directors shall have all the powers and duties necessary for administration of the affairs of the Association and may do all such acts and things as are by the *Virginia Condominium Act*, the Declaration or by the By-laws required to be exercised by the Association, including adoption of rules and regulations deemed necessary for the benefit of the Condominium;

WHEREAS, it is the responsibility and intent of the Board of Directors to establish regulations to preserve and promote a conforming and harmonious external appearance of Colonial Village I, in order to maintain, enhance, and protect property values and assets of the community;

NOW, THEREFORE BE IT RESOLVED THAT the following rules/regulations related to window treatments are adopted by the Board of Directors:

1. Unit windows must be furnished with blinds, curtains, or interior shutters. Blinds or shutters must be white or beige in color or of natural wood. Curtains must be white or beige in color or have a liner of white or beige.
2. All window treatments must be maintained in good repair.
3. The window treatments just described are the only devices or objects that may be employed to block sunlight or vision through windows. Windows may not be obscured by any other device or objects, including, but not limited to, furniture, paint, paper, foil, cardboard, or books. Placement of small ornamental objects or small plants on the interior windowsills is permissible, provided they do not obscure more than 10 percent of the window area.
4. This regulation shall go into effect **July 1, 2009**.