

The Unit Owners Association of
Colonial Village (Village I), A Condominium

Rules and Regulations Regarding Move-Ins
Regulatory Resolution 2007-1
(Amended February 23, 2011)

WHEREAS, Article III, Section 2. (f) Powers and Duties. of the By-laws 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 not by the 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; and

WHEREAS, the Board intends to establish specific and consistent Rules and Regulations and to establish a user fee regarding move-in activities that will occur from time to time;

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board of Directors establishes the following Rules and Regulations for each move-in occurrence within Colonial Village (Village I) to apply equally and alike to all users:

1. Effective January 1, 2008, a non-refundable fee of \$150.00 will be charged against the unit address at which a move-in occurrence takes place. The owner of the unit is responsible for notifying the Management Office (and, in the case of rental, supplying a copy of the written lease as specified in the By-Laws) within 30 days after the move-in. The Management Office is located at 1903 N. Key Boulevard, Arlington, Virginia 22201 and the telephone # is (703) 525-5557.
2. The fee is an obligation of the unit owner, regardless of whether the unit is occupied by the owner or a tenant.
3. Failure to notify the Management Office, pay the move-in fee and (in the case of a rental, supply a copy of the written lease required by the Association By-Laws) within 30 days after the move-in will be considered grounds for possible enforcement actions authorized by the Virginia Condominium Act, the Declaration, the By-Laws and the Regulations, including the Association's "Resolution on Due Process" procedures. These enforcement actions include, among others, fines and liens. Effective March 1, 2011, any unit owner who does not comply with submitting an executed lease agreement to the Management Office within 30 days from the lease term date on the executed lease agreement, shall be assessed a fee of \$75.00. This additional fee shall be charged against the unit owner's account.
4. No parking permit for the parking lot at 1903 Key Blvd. will be issued as long as the fee (and, in the case of rental, a copy of the written lease) is outstanding.
5. The previous regulation on this matter, amended January 1, 2008, is repealed effective March 1, 2011.

Duly adopted at a meeting of the Board of Directors of the Unit Owners Association of Colonial Village (Village I), A Condominium, held on February 23, 2011.