

**RESOLUTION OF THE BOARD OF DIRECTORS
OF ROLLING RIDGE CONDOMINIUM ASSOCIATION**

(Policies and Procedures Regarding Leasing of Units)

WHEREAS, Article III, Section 2 of the Bylaws grants the Board of Directors the powers and duties necessary for the administration of the affairs of the Association and the power to do all such acts and things as are not prohibited by the Virginia Condominium Act, the Declaration or the Bylaws; and

WHEREAS, Article V, Section 8(vi) of the Bylaws sets forth the provision that no unit or any portion thereof may be used or occupied for transient purposes or leased for a period of less than six months and that no portion, other than the entire unit, may be leased for any period. The Section further stipulates that any lease must be on a written form of lease requiring that the lessee comply with all Association Documents, and that violation of the Documents constitutes default under the lease; and

WHEREAS, the Board of Directors deems it necessary and in the best interests of the Association to establish orderly procedures for the leasing of Units.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Tenants are subject to Rolling Ridge Condominium Association's Governing Documents and pertinent provisions of the Virginia Condominium Act that applies to all Virginia Associations.
2. With respect to (1), above, landlord Owners (Landlords) are responsible for the actions of their tenants and subject to any charges, court costs, attorney fees, etc. incurred by the Association pursuant to a violation involving the actions of a tenant. Such charges, costs and fees will be attached to the Landlord's account and are the ultimate responsibility of the Landlord.
3. Landlords must provide tenants with a copy of the Governing Documents when a lease is signed.
4. Within 5 days of execution of a lease, Landlords must provide the Association with the names and contact information and vehicle information for the tenants and other authorized occupants under the lease. Landlords must also provide the Association with the tenant's written acknowledgment and consent to any rules and regulations of the Association. Landlords are responsible for ensuring their properties are inhabited in accordance with local zoning ordinances and the Association's governing documents.
5. Landlords must provide the Association with their own updated mailing addresses.

6. The Association reserves that right to terminate any lease for failure of a tenant to comply with any provision of the Association's Declaration, Bylaws or rules and regulations or other governing documents. The Association further may act as the Unit Owner's attorney in fact to bring any and all actions for compliance or eviction. The Unit Owner shall be responsible for all costs, including attorneys' fees, incurred by the Association in enforcing its Declaration, Bylaws and rules and regulations.
7. The Association reserves the right to take any other enforcement measures authorized by the Governing Documents for the Association.

II.

This resolution was duly adopted by the Board of Directors this 27th day of July, 2023.

Rolling Ridge Condominium Association

By: Betty Holland
Betty Holland, President

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors held on July 27, 2023 .

Motion by: Betty Holland

Seconded by: Carol Potter

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u>Betty Holland</u> President	<u>X</u>	_____	_____	_____
<u>Kelly Burcham</u> Vice President	<u>X</u>	_____	_____	_____
<u>Justin Prompovitch</u> Treasurer	<u>X</u>	_____	_____	_____
<u>Carol Potter</u> Secretary	<u>X</u>	_____	_____	_____
<u>Nick Yacoub</u> Director	<u>X</u>	_____	_____	_____

ATTEST:

Lisa Cornaire
Lisa Cornaire (Community Manager)

8/7/2023
Date

I hereby certify that the Association was sent a copy of this resolution to all owners of record as of August 7, 2023.