

AMENDMENT TO THE RESOLUTION DATED 7-97

RESOLUTION OF THE BOARD OF DIRECTORS

OF ROLLING RIDGE CONDOMINIUM ASSOCIATION

(Policies Regarding Signs)

WHEREAS, Article II, Section 1 of the By-Laws grants the Association the power for administration and management of the condominium; and

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

WHEREAS, Article III, Section 2 of the By-Laws grants the Board of Directors the power to adopt any Rules and Regulations deemed necessary or desirable for the benefit and enjoyment of the Condominium; and

WHEREAS, the Board of Directors deems it necessary and in the best interests of the Association to establish rules and regulations regarding signs within the community.

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures shall be adopted to enforce violations of the governing documents.

1. Only signs, advertisements or displays consistent with the approved guidelines of the Board of Directors may be erected, posted or displayed upon, in or about the window of any Unit.
2. No cardboard signs other than a single "for sale" or "for rent" signs may be placed in the window of any unit. A cardboard "for sale" or "for rent" sign may be no larger than twenty-four (24) inches high and twenty-four (24) inches long.
3. No signs, advertisements, or displays of any character may be placed, posted or erected on Common Element grounds, roofs, or buildings, except as provided in paragraph 4 below.
4. Open house signs and any display advertising the sale of a Unit within Rolling Ridge are permitted only at the entrance of Rolling Ridge on Hillcrest or Thomas Jefferson, Common Element grounds, and ONLY on Saturdays and Sundays.
5. Signs that are placed on the Common Elements in other areas within Rolling Ridge, or on days Monday through Friday, will be deemed in violation of these rules and regulations will be removed. Violations may be treated in accordance with Rolling Ridge governing documents.
6. Units Owners are responsible for making their tenants, guests, and real estate agents aware of these rules and regulations.

This resolution was duly adopted by the Board of Directors this 9th day of October, 2006.

Rolling Ridge Condominium Association

By: Sandra D. Edough
Sandra D. Edough, President