

**WHITTIER PARK HOMEOWNERS ASSOCIATION, INC.**

**POLICY RESOLUTION NO. 3  
Rules and Regulations Requiring  
Use of Residential Lease Form**

WHEREAS, Article VI, Section 1 of the Declaration for Whittier Park ("Declaration") authorizes the Board of Directors to enforce provisions of the Declaration, and

WHEREAS, Article VII, Section 7.1 (a) of the Bylaws for Whittier Park Homeowners Association, Inc. empowers the Board of Directors to adopt and amend any reasonable Rules and Regulations not inconsistent with the Association Documents; and

WHEREAS, Article VI, Section 1 (c)(2) of the Declaration requires Lot owners (with certain exceptions) who lease the dwelling on their Lot to provide a copy of such lease to the Board of Directors, which such lease, pursuant to said Section 1 (c)(2), cannot be for an initial period of less than thirty (30) days, and the initial term of such lease shall be for a minimum period of one (1) year, and

WHEREAS, it would be beneficial to the Community as a whole to ensure that the tenants of the aforesaid dwellings are aware of and abiding by the Governing Documents:

**NOW THEREFORE BE IT RESOLVED that:**

All written leases of property within Whittier Park shall contain a provision advising the tenant of his obligation to abide by the provisions of the Governing Documents and Rules and Regulations, provide that failure to comply constitutes a default under the lease, and certifying that the tenant has received a copy of the Association Rules and Regulations discussed herein.

All homeowners who lease to their home within Whittier Park must, within five (5) days of execution of the lease, file a copy of the lease with the Board of Directors at the following address: c/o Dubin & Associates, Inc., 8781 Mathis Avenue, Manassas, Virginia 20110 and any homeowner failing to provide a copy of an executed lease within five (5) days of the effective date of this Resolution, or the execution of a new lease, will be in violation of this Resolution.

In the event that property within Whittier Park is leased without use of a written lease, the owner of the property must provide to the Association at least five (5) days prior to the tenant's occupation of the premises, or within five (5) days of the effective date of this Resolution, a written statement signed by the owner and the tenant certifying that the tenant has received a copy of the Governing Documents and Rules and Regulations and that the tenant understands that he/she must abide by the provisions of such documents.

Any homeowner failing to comply with this Resolution may be subject to a charge for each day in which the violation persists and any other penalties or remedies as are available to the Association.

The owner shall be held responsible for any charges or penalties incurred by or imposed as a result of the action or inaction of his tenant and all such charges may become a lien against the property of the owner if unpaid.

The foregoing Resolution is hereby adopted on this 1<sup>st</sup> day of April, 1999, without meeting, by all of the members of the Board of Directors.

Whittier Park Homeowners Association, Inc.

By:

W.S. Holladay Jr.

By:

Rita J. Bamberger

By:

Jonathan B. Cox

Members, Board of Directors