

ROLLING RIDGE CONDOMINIUM ASSOCIATION

POLICY RESOLUTION NO. 2025-1

(Policy Regarding Yard Sales)

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 Bylaws of Rolling Ridge Condominium Association ("Bylaws") assigns the Board of Directors ("Board") all of the powers and duties necessary for the administration of the affairs of the Association and the Condominium and states that the Board may do all such acts and things as are not prohibited by the Virginia Condominium Act, the Declaration and the Bylaws; 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 interest of the Association to establish rules and regulations regarding yard sales occurring on the common areas.

NOW, THEREFORE, BE IT RESOLVED THAT the Board adopts the following policy:

1. Yard sales may only be held on 2 (two) days per year. Those dates shall be the **first Saturday in April and the first Saturday in October from 8am until noon.**
2. If it is raining on the specified Saturdays, then yard sales will be permitted on the Sunday of that weekend.
3. Except as stated above, sales shall be entirely prohibited at any other times of the year on Rolling Ridge property.
4. Yard sales shall be restricted to Rolling Ridge residents only.
5. Participants may only set up items for sale in front of their units. Roadside set up for sales is prohibited.
6. Participants should sign up in advance.
7. Yard sales shall only be held if there are at least two volunteers from the community, appointed by the Board to assist with the following:
 - a. Ensure that participants adhere to the set hours of the yard sale.
 - b. Ensure that participants clean up after the yard sale.
 - d. Assist in putting signage at the entrance to direct shoppers into the community on the day of the yard sale.

This policy resolution replaces all previous policy resolutions on this topic.

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Duly adopted by the Board of Directors of the Rolling Ridge Condominium Association on June 25, 2025, by [check applicable]:

- ☒ majority vote at a Board meeting, or
☐ unanimous written consent through an action without a meeting.

Motion by: Justin Prompovitch Seconded by: Kevin Butts.

VOTE:

	YES	NO	ABSTAIN	ABSENT
Justin Prompovitch, President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nick Yocoub, Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wanda Graham, Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Butts, Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

Justin Prompovitch
dotloop verified
07/07/25 4:39 PM EDT
DZIE-MCUT-9BLS-TMPN

President

07/07/2025

Date

Resolution effective upon adoption.

CERTIFICATE OF NOTICE

I hereby certify that on the 8th day of July, 2025, a copy of the above-referenced Policy was mailed (by first-class U.S. mail or via email) to all Owners as reflected in the Association's books and records or emailed to those Owners.

Lisa Cornaro
Managing Agent