

KENWICK PLACE HOMEOWNERS ASSOCIATION

POLICY RESOLUTION NO. 2017 - 3

Roof and Siding Replacement

WHEREAS, Kenwick Place Homeowners Association (the "Association") is a property owners' association organized and operating pursuant to the Virginia Property Owners' Association Act ("the Act") and its Declaration for the Association (the "Declaration"); and,

WHEREAS, Article VI of the Declaration, Section 1, provides that "[n]o modification, alteration or improvement of any nature whatsoever ... shall be undertaken on any Unit unless and until a plan of such construction or alteration shall have been approved in writing by the Board;" and

WHEREAS, the Board has determined that it is in the best interests of the community at large and all owners individually for a plan of uniform repair and replacement be instituted;

NOW, THEREFORE, BE IT RESOLVED that the Board hereby adopts the following general policy relative to the replacement of roofs and siding:

In order that uniform appearance may be maintained, whenever any Owner seeks to replace any portion of his or her roof the entire plane must be replaced. That is, should an Owner determine that some of the roof or shingles of the front plane of the roof require replacement, the entire front plane must be replaced, including the shingles on dormers. The ridgeline shingles must therefore match the front plane when completed. Should the back plane be replaced the ridgeline must match the front plane.

Should an Owner determine that a portion of the siding of his or her home requires replacement with a vinyl product, the entirety of the exterior of the home must be replaced with approved vinyl products at the same time. This shall include, but not be limited to, siding, chimneys, dormers, coil wrap, soffit, fascia, trim, door surrounds, etc...

Resolved this 20 day of November, 2017, by the Board of Directors of Kenwick Place Homeowners Association.

By: Michael D. Robinson, Pres.
President:

KENWICK PLACE HOMEOWNERS ASSOCIATION

RESOLUTION ACTION RECORD

Resolution Type: Policy No. 2017 - 3

Pertaining to: Roof and Siding Replacement

Duly adopted at a meeting of the Board of Directors of Kenwick Place Homeowners Association, held Nov. 20, 2017.

Motion by: Elaine Beaumont Seconded by: Cynthia Barnhart

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>Michael Robinson</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Cynthia Barnhart</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Elaine Beaumont</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Shirley Simmons</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Russ Merritt</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

Shirley Simmons
Secretary

Nov. 20, 2017
Date

Book of Minutes - 2017

Book Resolutions:

Resolution effective as of date of adoption.