

**LOFT RIDGE HOMEOWNERS ASSOCIATION, Inc.
RESOLUTION 24**

HOMEOWNER LANDSCAPING OF COMMON AREAS

WHEREAS, Article VII Section 1 of the Bylaws grants the Loft Ridge Board (hereby referred to as "Board") all the powers necessary for the administration of the affairs of the Association in accordance with applicable Fairfax County and Commonwealth of Virginia law, as well as Loft Ridge Homeowners Association (LRHOA) governing documents; and

WHEREAS, the Board is responsible for the maintenance and upkeep of common area grounds on behalf of homeowners and residents; and

WHEREAS, LRHOA homeowners and residents have sometimes undertaken with and without permission, the planting of trees, bushes and other plants and landscaping structures on LRHOA common area property; and

WHEREAS, these plantings and landscape structures have not always been properly maintained by those responsible for their placement, including, but not limited to: watering, weeding, and other basic maintenance necessary for maintaining the appearance and integrity of the plantings and landscaping structures;

WHEREAS, this lack of maintenance affects the overall curb appeal and property value of homes in the community, and is the responsibility of the Board or representatives of the Association to correct and take responsibility for, the cost of which is shared by all members of the community.

THEREFORE, BE IT RESOLVED that any homeowner currently maintaining without prior approval, or seeking to erect landscaping structures or to plant trees, bushes, or any other plantings in LRHOA common area, must seek approval from the Board and sign the attached Revocable License Agreement.

This Resolution was duly adopted by the Board on the 15th day of November, 2007.

**LOFT RIDGE HOMEOWNERS ASSOCIATION
RESOLUTION ACTION RECORD**

Resolution Type: Regulatory No. 24

Pertaining to: Homeowner Landscaping of Common Area

Duly adopted at a meeting of the Board
of Directors held ~~September 10, 2007~~ 15 November 2007

Motion by: Cahall Seconded by: Buechler

VOTE:

| | YES | NO | ABSTAIN | ABSENT |
|---|----------|----------|---------|--------|
| <u>Nancy Schoenig</u> Director <u>NANCY SCHÖENIG</u> | _____ | <u>X</u> | _____ | _____ |
| <u>Jean Krueger</u> Director | <u>X</u> | _____ | _____ | _____ |
| <u>C.L. Buechler</u> Director | <u>X</u> | _____ | _____ | _____ |
| <u>Eric Nade</u> Director | <u>✓</u> | _____ | _____ | _____ |
| <u>Katherine Cahall</u> Director | <u>X</u> | _____ | _____ | _____ |
| <u>Karen Dyar</u> Director | <u>X</u> | _____ | _____ | _____ |
| <u>David Keim</u> Director | <u>X</u> | _____ | _____ | _____ |

ATTEST:

[Signature]
Secretary or designated Secretary

Nov 15, 2007
Date