

WAKEFIELD CHAPEL WOODS HOMES ASSOCIATION

RESOLUTION NO. 95-1

Procedures Pertaining to Removal and Disposal of Pet Waste

WHEREAS, Article VIII, Section 1(a) of the Bylaws of the Association empowers the Board of Directors to adopt and publish rules and regulations governing the use of the Association's common area and facilities and the personal conduct of members and their guests thereon and to establish penalties for violations of the same; and

WHEREAS, Article VIII, Section 1(b) of the Bylaws of the Association vests in the Board of Directors all powers, duties and authority vested or delegated to the Association not otherwise reserved to the membership of the Association by the Bylaws, Articles of Incorporation or the Declaration: and

WHEREAS, Article VIII, Section 5 of the Declaration of Covenants, Conditions and Restrictions (the "Declaration") for the Association prohibits noxious or offensive activities from occurring upon any portion of the residential property or any other actions that may constitute a nuisance or annoyance to the neighborhood; and

WHEREAS, Article XI, Section 1 of the Declaration for the Association entitles the Association to enforce the covenants set forth in the Declaration; and

WHEREAS, the Board of Directors, acting pursuant to the above provisions, maintains that it is in the best interest of the Association and its members that a policy relating to the removal and disposal of pet waste from residential lots and common area of the Association be adopted to ensure the avoidance of the nuisance and annoyance created by pet waste.

NOW, THEREFORE, be it resolved that this Resolution shall be adopted to facilitate and implement the following procedures:

1. All Members, residents and their guests accompanying a pet must immediately remove pet feces from the Lot, common area, or any other location in the community so as to avoid the creation of a nuisance to other residents. Disposal of pet waste shall be the responsibility of each individual pet owner. Pet waste may not be stored or disposed of in the Common Area. Pet waste may be stored on the Member's Lot, but must be stored in a covered container and disposed of promptly.

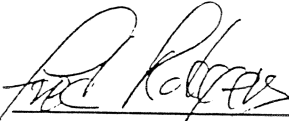
2. All pets upon the Common Area must be under the voice control of the person accompanying the pet or must be leashed and accompanied by someone strong enough to responsibly restrain and control the pet.

3. The Association hereby expressly authorizes the Fairfax County Board of Supervisors or its designated enforcement agent, which includes but is not limited to the Director

of the Department of Animal Control, the Animal Warden, or Deputy Animal Wardens, the Director of the Health Department or his designee or the Fairfax County Police Department, to enter upon the Association's Common Area for the purpose of enforcing these regulations and the Fairfax County "Pooper Scooper" Ordinance as stated in Section 41-2-6 of the Fairfax County Code, as amended, which is incorporated herein by this reference, and to impose such fines as it deems appropriate.

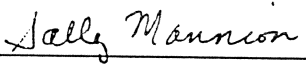
4. The Board of Directors further reserves the right to conduct a hearing and impose monetary charges or other such penalties as it deems appropriate pursuant to the Virginia Property Owners' Association Act and the resolution establishing due process procedures.

WAKEFIELD CHAPEL WOODS HOMES ASSOCIATION

By: 
Fred Rodgers, President
Board of Directors

ATTEST:

I hereby certify that the foregoing Resolution was adopted at a duly constituted meeting of the Board of Directors of Wakefield Chapel Woods Homes Association this 21st day of February 1995.


Sally Mannion, Secretary

This resolution will become effective ten (10) days from the date attested hereto.

WAKEFIELD CHAPEL WOODS HOMES ASSOCIATION
RESOLUTION ACTION SHEET

Resolution type: Policy No. 1-1

Pertaining to: Procedures Pertaining to Removal and Disposal of Pet Waste Duly adopted at a meeting of the Board of Directors held on Feb 21, 1995.

Motion by: Bill Esmann

Seconded by: David Berry

Vote:	YES	NO	ABSTAIN	ABSENT
<u>Fred Rodgers</u>	<u>✓</u>	_____	_____	_____
Fred Rodgers, President				

Vote:	YES	NO	ABSTAIN	ABSENT
<u>Bill Esmann</u>	<u>✓</u>	_____	_____	_____
Bill Esmann, Vice President				

Vote:	YES	NO	ABSTAIN	ABSENT
<u>Sally Mannion</u>	<u>✓</u>	_____	_____	_____
Sally Mannion, Secretary				

Vote:	YES	NO	ABSTAIN	ABSENT
<u>David Berry</u>	<u>✓</u>	_____	_____	_____
David Berry, Treasurer				

Vote:	YES	NO	ABSTAIN	ABSENT
<u>Ron Shore</u>	<u>✓</u>	_____	_____	_____
Ron Shore, Member-at-Large				

ATTEST:

Sally Mannion
Secretary

File:

Book of Minutes - 1995

Book of Resolutions	Book No.	Page No.
Policy	<u>1</u>	<u>1</u>
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: March 3, 1995