

**NEWBERRY CONDOMINIUM
UNIT OWNERS ASSOCIATION
Board of Directors
POLICY RESOLUTION- 2011-09
RECREATIONAL RESTRICTION POLICY**

Whereas Article III, section 2 (f) of the Bylaws of the Newberry Condominium Unit Owner's Association ("Association") provides that the affairs of the Association are governed by the Board of Directors and that the Board has all the powers and duties necessary for the administration of the Condominium, including the adoption of rules and regulations; and

Whereas Section 55-79.80:2 of the Virginia Condominium Act ("Act") gives the Association the power to assess charges against any Unit Owner for any violation of the rules or regulations for which the Unit Owner, his family members, tenants, guests or other invitees are responsible; and

Whereas the Board has determined a need for more specific guidelines designed to protect Common and Limited Common Areas, vehicles and the safety of residents in the community; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board hereby adopts the following policy restricting recreational activities in Common and Limited Common Areas as part of the Association's rules and regulations, which hereby rescind and supersede any other policies or procedures relating to this matter:

Recreational Restrictions for Common and Limited Common Areas:

Residents in the community may not engage in kicking, hitting or throwing balls or objects in front common areas, parking lots, or within thirty (30) feet of any building, as this may result in damage to property and or risk of physical injury.

