

**LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION**  
**RESOLUTION NO. 2014-060114**

**REVISED DESIGN GUIDELINES**

WHEREAS, Article III, Section C.17 of the Bylaws provides that the Board of Directors shall be responsible for the affairs of the Association and shall have all the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, Articles, or these By-Laws directed to be done and exercised exclusively by members; and

WHEREAS, Article XI of the Declaration provides the Board with the authority and standing, to establish, and enforce the decisions of, the New Construction and/or Modifications Committees; and

WHEREAS, Article XI of the Declaration further authorizes the New Construction Committee ("NCC") and the Modifications Committee ("MC") to promulgate design and development guidelines and standards ("Design Guidelines"); and

WHEREAS, the NCC and the MC have merged into the Modifications and Construction Committee ("MCC"); and

WHEREAS, the NCC and the MC have previously established and promulgated Design Guidelines; and

WHEREAS, Article XI of the Declaration provides the Board with the authority and standing to enforce its covenants and Design Guidelines, and the decisions of its committees; and

WHEREAS, pursuant to Article XI of the Declaration, no construction, exterior alteration or modification of existing improvements or structures, no plantings or removal of plants, trees, or shrubs shall take place without the approval of the Association; and

WHEREAS, the Virginia Property Owners' Association Act, Virginia Code Section 55-515 (the "Act"), and Article XII of the Declaration, requires all lot owners ("lot owners" or "members") to comply with the provisions of the Declaration and the Governing Documents, including any promulgated Design Guidelines; and

WHEREAS, the Board of Directors and MCC desire to update and amend the current Design Guidelines; and

WHEREAS, it is the intent of the Board to adopt by Resolution the attached revised and restated design guidelines and rules and regulations ("Amended Design Guidelines") for the purpose of maintaining a high standard of aesthetic quality, community identity, and

functionality which enhances property values. The Amended Design Guidelines are attached hereto as Exhibit "A".

**NOW, THEREFORE, IT IS HEREBY RESOLVED THAT** the Board adopts the attached Amended Design Guidelines.

This resolution shall become effective on June 10, 2014, and shall supersede any and all previously adopted Design Guidelines and/or rules and regulations pertaining to exterior construction and/or modifications.

**LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION  
RESOLUTION ACTION RECORD**

Resolution Type: Policy No. 2014-060114

Pertaining to: Amended Design Guidelines Duly adopted/amended at a meeting of the  
Board of Directors held \_\_\_\_\_, 2014

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

	YES	NO	VOTE: ABSTAIN	ABSENT
<u><i>[Signature]</i></u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Robert Hale</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Peter Metrisko</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Gary Frisard</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Ed Orsini</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Donald Minogue</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ATTEST <u><i>[Signature]</i></u> Secretary				
			<u>6/10/14</u> Date	

**FILE:**

Book of Minutes \_ 2007

Book of Resolutions:

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General	_____	_____

Resolution effective: June 10, 2014