

The **SELECT**
Group, Inc.

MEMORANDUM

DATE: January 12, 2007

TO: UNIT OWNERS

FROM: LYNDA ALLEN, PCAM[®]
ASSOCIATION MANAGER

SUBJECT: **ST. ALBANS GLENN CONDOMINIUM ASSOCIATION**
*Recorded Resolution Relating to the Replacement of Windows
and Sliding Glass Doors*

Enclosed for your records is a copy of the recorded Resolution Relating to the Replacement of Windows and Sliding Glass Doors at St. Albans Glenn Condominium Association.

Also enclosed are copies of the Sliding Glass Door Specifications and Window Replacement Specifications. The Association had contracted with David May, AIA of HBA Architecture to develop this set of standard specifications for unit owners to use as a guideline when replacing their windows and/or sliding glass doors.

Everyone's cooperation in complying with these specifications is greatly appreciated. Should you have any questions, please do not hesitate to contact The Select Group, Inc.

LLA:mb

Enclosures

cc: Board of Directors

**RESOLUTION OF THE ST. ALBANS GLENN CONDOMINIUM
ASSOCIATION BOARD OF DIRECTORS**

DATE ADOPTED 10-16-06

RESOLUTION NO. 2006-01

**RELATING TO RULES AND REGULATIONS
THE REPLACEMENT OF WINDOWS AND SLIDING GLASS DOORS**

At a regular meeting of the Board of Directors of the **St. Albans Glenn Condominium Association** (*hereinafter "Association"*), which was held on June 19, 2006, the Board of Directors (*hereinafter "Board"*) did hereby unanimously adopt the following Resolution:

RECITALS

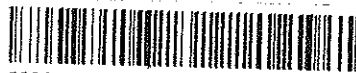
WHEREAS, the St. Albans Glenn Condominium (*hereinafter "Condominium"*) and the Association were created by a Declaration on August 2, 1982, and recorded in the land records for the City of Virginia Beach Courthouse, at Deed Book 2214, Page 1157 (*hereinafter "Declaration"*); and

WHEREAS, the Bylaws of the Condominium provide for the governance of the Condominium and are also recorded in the land records of the City of Virginia Beach Courthouse, at Deed Book 2214, Page 1190 (*hereinafter "Bylaws"*); and

WHEREAS, according to the Bylaws, the affairs of the Association shall be managed by the Board; and

WHEREAS, all Unit Owners within the Condominium are members of the Association by virtue of Article 3 of the Bylaws, and are subject to all covenants contained in the Declaration by virtue of Article 15 of the Declaration; and

WHEREAS, the Condominium has reached an age where there is a need to prepare for the necessity of repairing or replacing windows and sliding glass doors;



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City of Virginia Beach
10/20/2006 09:31:03 AM DECL
Tina E. Sinnen, Clerk

Prepared by:
Thomas & Associates, P.C.
4176 S. Plaza Trail, Suite 128
Virginia Beach, VA 23452

GPIN Number: 14972061541700

I of 156 Units

(757) 401 1111

2006 OCT 20 AM 8:52
TIMA E. SINNEN, CLERK

WHEREAS, it is critical to the proper upkeep and maintenance of the Condominium that repairs to and replacement of windows and sliding glass doors be done in a professional and uniform manner; and

WHEREAS, the Board has hired HBA, an architectural firm, to develop standard specifications for the use of Owners who need to replace their windows and sliding glass doors, and

NOW THEREFORE BE IT RESOLVED THAT the following Resolution to govern the replacement of windows and sliding glass doors in the Condominium be adopted by the Board for the general benefit of the Association and the Unit Owners as a whole and that such Resolution shall have the same force and effect as a Rule and Regulation promulgated by the Association:

REPLACEMENT OF WINDOWS AND SLIDING GLASS DOORS

1. All Unit Owners, who by necessity or desire, replace, repair, or perform maintenance on the windows in their Unit must do so according to the Specifications entitled "New Construction Window Replacement Specifications" prepared by HBA, and dated April 7, 2006 (Revised April 21, 2006), or the Specifications entitled "Existing First and Second Floor Window Replacement Specifications" prepared by HBA, and dated April 7, 2006, or such other standard set by the Board.
2. All Unit Owners, who by necessity or desire, replace, repair, or perform maintenance on sliding glass doors in their Unit must do so according to the Specifications entitled "Sliding Glass Door Replacement Specifications" prepared by HBA, and dated April 17, 2006, or the Specifications entitled "Existing Sliding Glass Door Replacement Specifications" prepared by HBA, and dated April 7, 2006 or such other standard set by the Board.
3. Except as modified by this Resolution, all terms of the Declaration, Bylaws, and Rules and Regulations are hereby ratified and confirmed and shall remain in full force and effect and shall be applicable to the Condominium Units and Common Elements created herein, as the Board of Directors may from time to time determine.
4. Such specifications may be modified by the Board, at its discretion, upon written request. Such modification shall only be effective if in writing and signed by the Board President or authorized representative. Such modification shall be based on consultation by the Board with qualified experts.

Executed and deemed effective on the date first written above by the duly authorized officer of the Association

ADOPTED: THIS THE 16 DAY OF October 2006

ST. ALBANS CONDOMINIUM ASSOCIATION

By: David Goldstein
President

Attest: Phyllis Richards
Secretary

STATE OF VIRGINIA
CITY OF VIRGINIA BEACH

I, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that David Goldstein, President of the St. Albans Glenn Condominium Association, whose name is signed to the foregoing Resolution, on this 16th day of October, 2006, has acknowledged the same before me in my City and State aforesaid.

My commission expires the 30th day of November, 2006.

[Signature]
Notary Public

STATE OF VIRGINIA
CITY OF VIRGINIA BEACH

I, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that Phyllis Richards, Secretary of the St. Albans Glenn Condominium Association, whose name is signed to the foregoing Resolution, on this 16th day of October, 2006, has acknowledged the same before me in my City and State aforesaid.

My commission expires the 30th day of November, 2006.

[Signature]
Notary Public