

*This Instrument Prepared
By and Return to:
Pender & Coward, P.C. (JAH)
222 Central Park Avenue
Virginia Beach, Virginia 23462*

**RESOLUTION NO. _____
OF THE BOARD OF DIRECTORS OF
ST. ALBANS GLENN CONDOMINIUM OWNERS' ASSOCIATION
(Second Floor Unit Decks)**

This **RESOLUTION** is made this 27th day of August 2020, by the St. Albans Glenn Condominium Owners' Association, hereinafter called the "Association."

W I T N E S S E T H

WHEREAS, Silina, Inc., a Virginia corporation ("Declarant"), submitted to record various restrictive covenants by that certain Declaration dated August 2, 1982 and recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia ("Clerk's Office") in Deed Book 2214, Page 1157 (the "Declaration"), as amended from time to time; and

WHEREAS, the Bylaws of St. Albans Glenn Condominium Owners' Association were recorded in the Clerk's Office in Deed Book 2214, Page 1190 ("Bylaws"); and

WHEREAS, Article 8 of the Bylaws empowers the Board of Directors ("Board") to administer the affairs of the Association and operate and maintain a first class residential condominium complex; and

WHEREAS, pursuant to Article 3 of the Bylaws, all Unit owners within the condominium are members of the Association and, pursuant to Article 15 of the Declaration, all Unit Owners are subject to all covenants and restrictions contained in the Declaration

WHEREAS, Article 4.2(b) of the Declaration provides:

"For each Unit in a Building ... All second floor Units shall also have as a Limited Common Element appurtenant thereto one deck..."

WHEREAS, Article 6.2(c) of the Declaration provides:

The maintenance, repair, replacement and operation in a first class condition of the decks, patios (exclusive of the exterior surface of the privacy walls) ...

shall be the responsibility each Unit Owner to which such Limited Common Elements appertain...

WHEREAS, the Board has determined that it would be in the best interest of the Unit Owners of each Unit which has a second floor deck, as well as the entire community, if the second floor decks were inspected and maintained on a regular basis; and

WHEREAS, the Board has determined that in order to promote the safety and general welfare of the entire community, Unit Owners with second floor decks shall be required to have the decks inspected every five (5) years; and

NOW THEREFORE BE IT RESOLVED THAT the Board of Directors, after proper motion, second and discussion, hereby adopts the following Resolution to govern the inspection and maintenance of the second floor decks in the condominium:

- A. The Unit Owners of each Unit that has a second floor deck shall be required to have their deck inspected once every five (5) years, beginning in the year 2022 and every five (5) years thereafter (i.e. 2027, 2032, 2037, etc.) ("Inspection Year").
- B. During each Inspection Year, the Board will hire a qualified professional to inspect each second floor deck and prepare a report of all necessary repairs, maintenance or replacement ("Report"). The Unit Owner will be responsible for the cost of the inspection and Report.
- C. Upon receipt of the Report, the Board will provide the Unit Owner responsible for the second floor deck a copy of the Report and a request that the Unit Owner repair, maintain, or replace the deck in accordance with the Report and this Resolution.
- D. Within forty-five (45) days of the Board's mailing of the Report to the responsible Unit Owner, the Unit Owner shall submit a detailed proposal for the work to be performed on the deck to the Board for review and approval. Such proposal must include: (i) The name, address and license number of the contractor who will perform the work, (ii) detailed contractor or architect drawings indicating the sections of the deck to be repaired, maintained or replaced, (iii) a description of the deck material, including the type, brand and color of the material to be used, and (iv) a valid certificate of insurance for the selected contractor, including workers' compensation insurance ("Plans").
- E. Within a reasonable amount of time from receipt of the Plans from the Unit owner, the Board will provide the Unit Owner with a response to the Plans, including whether the Plans have been approved. No work may be done without the written approval of the Plans by the Board.

- F. The Unit Owner must complete the work on the deck as described in the approved Plans within ninety (90) days of the Association's approval of the Plans; otherwise, the Unit Owner must begin the process again.
- G. All repairs, replacement and maintenance shall be performed in accordance with the specifications entitled "Deck Details, St. Albans Glen, Virginia Beach, Virginia" prepared by Michael W. Schooley, P.E., and dated October 25, 2019, or such other standard or specifications set by the Board from time to time ("Specifications").
- H. All repairs, replacement and maintenance shall also comply with all Federal, state and local laws, rules and regulations, including any so enacted by the City of Virginia Beach, Virginia ("Laws").
- I. Upon completion of the work, the Unit Owner shall submit to the Association a certification from the contractor, stating that the deck has been inspected and complies with the Specifications and Laws.
- J. The Unit Owner is responsible for all inspection and construction costs, including all labor and material.

BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon execution; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to each Unit Owner upon adoption and recording, and a copy shall be placed among the books and records of the Association.

[Intentionally left blank]
[Signatures on Page 4 of 8]

IN WITNESS WHEREOF, the Board of Directors of St. Albans Glenn Condominium Owners' Association has set their hands on this 27th day of AUGUST 2020.

ST. ALBANS GLENN CONDOMINIUM OWNERS' ASSOCIATION

By: [Signature]
President

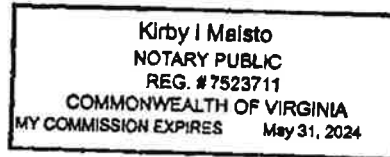
Attest: [Signature]
Secretary

COMMONWEALTH OF VIRGINIA
CITY OF VIRGINIA BEACH, to-wit:

27th The aforesaid instrument was acknowledged before me, the undersigned notary public, this day of August 2020, by BRIT LIPSON President of St. Albans Glenn Condominium Owners' Association, who did state that the requisite number of members of the Board of Directors ratified the aforesaid Resolution.

[Signature]
Notary Public

My Commission Expires: 5/31/2024

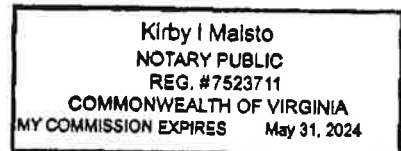


COMMONWEALTH OF VIRGINIA
CITY OF VIRGINIA BEACH, to-wit:

27th The aforesaid instrument was acknowledged before me, the undersigned notary public, this day of August 2020, by Phyllis Richards Secretary of St. Albans Glenn Condominium Owners' Association, who did state that the requisite number of members of the Board of Directors ratified the aforesaid Resolution.

[Signature]
Notary Public

My Commission Expires: 5/31/2024



St. Alban's Glen Condominium GPIN

14972061541625	400 NOTTINGHILL PARK
14972061541375	401 NOTTINGHILL PARK
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INSTRUMENT # 202000108765
E-RECORDED IN THE CLERK'S OFFICE OF
VIRGINIA BEACH ON
NOVEMBER 24, 2020 AT 09:12AM

TINA E. SINNEN, CLERK
RECORDED BY: EMD