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March 27, 2003

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All Unit Owners
St. Albans Glenn Condominium

Re: Meter Box Maintenance, Repair and Replacement.

Dear Unit Owners:

Please be advised that Thomas & Associates serves as legal counsel for St. Albans Glenn Condominium Association.

Please find enclosed a Policy Resolution which has recently been adopted by the Board of Directors in order to clarify the legal responsibility as well as the financial responsibility for certain and specific Limited Common Elements. We urge you to review the Resolution, as it delegates the maintenance, repair and replacement responsibility of the meter boxes to the Unit Owners. Please note that each meter box serves four Units per building.

Article 6.2(c) of the Declaration states that the Association may delegate the responsibility to maintain, repair and replace the meter boxes to the Unit Owners. This section also states that the Unit Owners are financially responsible for the meter boxes.

After reviewing the Declaration, the Board of Directors has determined that it would be in the best interest of the Association to have the Unit Owners repair, maintain and replace their meter boxes, which are Limited Common Elements. Therefore, the Board of Directors passed this Resolution, which requires the Unit Owners of each building to maintain, repair and replace their respective meter boxes.

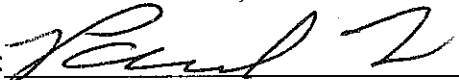
We strongly recommend that you make arrangements with the other Unit Owners in your building to have the meter boxes inspected by a licensed and insured contractor on a regular basis and to make any necessary repairs when so required.

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If you have any questions or you would like to discuss this matter further, please do not hesitate to contact our office.

Very truly yours,

Thomas & Associates, P.C.

By: 
Paul E. Thomas, Esq.

Enclosure

my docs:st. Albans glenn:letter to owners-meter

ST. ALBANS GLENN CONDOMINIUM ASSOCIATION

DATE ADOPTED: March 4, 2003

POLICY RESOLUTION NO. 1-03 RELATING TO MAINTENANCE OF THE METER BOXES

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

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

WHEREAS, all Unit Owners within St. Albans Glenn Condominium are members of the St. Albans Glenn Condominium Association (*hereinafter "Association"*) by virtue of Article 3 of the Bylaws, and are subject to all the covenants contained in the Declaration by virtue of Article 15 of the Declaration; and

WHEREAS, the electric meter boxes (*hereinafter "meter boxes"*), which normally each serve four units, are part of the Limited Common Element, pursuant to Article 4.2 of the Declaration; and

WHEREAS, pursuant to Article 6.2 of the Declaration, the Association is responsible for the maintenance, repair and replacement of the meter boxes; and

WHEREAS, pursuant to Article 6.2 (c) of the Declaration, the expense of the maintenance, repair and replacement of the meter boxes is the responsibility of the Unit Owners to which those boxes appertain; and

WHEREAS, pursuant to Article 6.2 (c) of the Declaration, the Board of Directors may delegate the responsibility to maintain, repair and replace the meter boxes, to the Unit Owners to which those meter boxes appertain.

Prepared by: *Thomas & Associates, P.C.*
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Virginia Beach, VA 23452
(757) 491-4141

GPIN: 14972061541700, One of 156 units

NOW THEREFORE BE IT RESOLVED THAT the following resolution be adopted by the Board of Directors:

"Each Unit Owner shall be responsible to maintain, repair and replace the meter box to which his Unit appertains. Since each meter box serves more than one unit, the individual unit owners whose units are serviced by the meter box shall determine and allocate accordingly the maintenance, repair and replacement responsibility amongst themselves."

ADOPTED by the St. Albans Glenn Condominium Association Board of Directors this 4th day of March, 2003.

By: Anne B Smith
President

By: Phyllis J. Richards
Secretary

COMMONWEALTH OF VIRGINIA
CITY OF Virginia Beach TO WIT:

I, Marcia Altenheim, a Notary Public in and for the City aforesaid, in the Commonwealth of Virginia, do hereby certify that Anne B. Smith, President, St. Albans Glenn Condominium Association, whose name is signed to the above resolution bearing date on the 4 day of March, 2003, has acknowledged the same before me in my City aforesaid.

Given under my hand this 4th day of March, 2003.

Marcia Altenheim
NOTARY PUBLIC

My commission expires: 8/31/06

COMMONWEALTH OF VIRGINIA
CITY OF Virginia Beach TO WIT:

I, Marcia Altenheim, a Notary Public in and for the City aforesaid, in the Commonwealth of Virginia, do hereby certify that Phyllis J. Richards, Secretary, St. Albans Glenn Condominium Association, whose name is signed to the above resolution bearing date on the 4th day of March, 2003, has acknowledged the same before me in my City aforesaid.

Given under my hand this 4th day of March, 2003.

Marcia Altenheim
NOTARY PUBLIC

My commission expires: 8/31/06