



ST. ALBANS GLENN CONDOMINIUM ASSOCIATION

DATE ADOPTED: 1-15-09

POLICY RESOLUTION NO. 2009-01 RELATING TO SATELLITE DISHES

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

WHEREAS, the Bylaws for the Association (*hereinafter* "Bylaws") were adopted on August 2, 1982 and were recorded in the land records at the Courthouse for the City of Virginia Beach, at Deedbook 2214, Page 1157; and

WHEREAS, all owners of property located within the Association are members of the Association pursuant to Article 3.1 of the Bylaws; and

WHEREAS, all provisions of the Declaration and Bylaws are covenants that run with the land and bind all Unit Owners within the Association, pursuant to Article 15 of the Declaration; and

WHEREAS, the Board of Directors (*hereinafter* "Board") is the governing body of the Association, pursuant to Article 5.1 of the Bylaws; and

WHEREAS, the Board has the power to pass rules and regulations for the administration of the Condominium, including the use and maintenance of the Condominium Units, pursuant to Article 8.1 of the Bylaws; and

WHEREAS, each Unit Owner and his family, his guests, employees, agents and lessees and their guests, employees and agents are to strictly comply with all of the administrative rules of the Association pursuant to Article 12.1 of the Declaration; and

WHEREAS, the Board of Directors wishes to adopt a policy regarding the placement of satellite dishes for unit owners and their tenants.

GPIN 14972061541700, One of 136 Units

Prepared by: *Thomas & Associates, P.C.*
4176 S. Plaza Trail, Ste. 128
Virginia Beach, VA 23452
(757) 491-4141

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

1. Unit owners are only permitted to install satellite dishes in areas within the exclusive use and control of that unit owner's unit. Exclusive use and control means the unit itself and the limited common elements appertaining only to that single unit, which includes and is specifically limited to, the rake board, trellis, and the area within the unit owner's patio and balcony.
2. The Association is entitled to notice prior to the installation of any satellite dish. Prior to installation of a satellite dish, unit owners must submit a modified Architectural Control Committee (ACC) form to the Association's property manager. Submission of this form is for the purpose of notice only. The Association emphasizes that submission of this form is NOT for the purpose of requesting permission to install the satellite dish.
3. If more than one satellite dish is necessary to receive reception, more than one satellite dish is authorized. If more than one satellite dish is, in fact, necessary, the unit owner must submit documentation from the satellite provider indicating that the particular unit requires more than one satellite dish in order to receive reception. If one satellite is all that is required to receive reception, then no unit owner may have more than one satellite dish installed.
2. Unit owners are not authorized to install a satellite dish in any area that is outside of the exclusive use and control of that particular unit owner's unit.
3. If a satellite dish is attached to any portion of the Condominium outside of the unit owner's exclusive use and control, if the satellite dish is broken, or the satellite dish is in danger of falling, the satellite dish will be removed.
4. If the Association is forced to remove a satellite dish from an unauthorized location the cost to repair any damage incurred will be the responsibility of the unit owner.
5. If any Unit Owner fails to comply with this policy resolution within 14 days from the date this policy goes into effect, such failure to comply shall be treated as a violation of the legal documents of the Association, subject to immediate legal action including, but not limited to injunctive relief and the accumulation of costs and attorney's fees.
6. This resolution will go into effect on the day it is recorded in the Clerk's office of the Circuit Court of Virginia Beach.

THOMAS & ASSOCIATES, P.C.

Holland Plaza Office Building
4176 South Plaza Trail, Suite 128
Virginia Beach, Virginia 23452
Tel: (757) 491-1141
Fax: (757) 491-2253

ADOPTED by the St. Albans Glenn Condominium Association Board of Directors this 19 day of January, 2009.

By: Allan Anderson
President

By: Phyllis J. Richards
Secretary

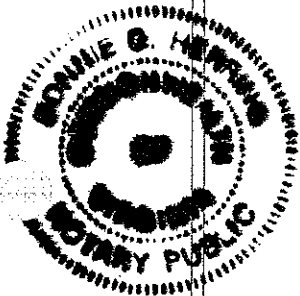
COMMONWEALTH OF VIRGINIA
CITY OF Virginia Beach TO WIT:

I, Bonnie G. Herring, a Notary Public in and for the City aforesaid, in the Commonwealth of Virginia, do hereby certify that Allan Anderson, President, St. Albans Glenn Condominium Association, whose name is signed to the above resolution bearing date on the 15th day of January, 2009, has acknowledged the same before me in my City aforesaid.

Given under my hand this 15th day of January, 2009.

Bonnie G. Herring
NOTARY PUBLIC
Registration # 195051

My commission expires: June 30, 2009



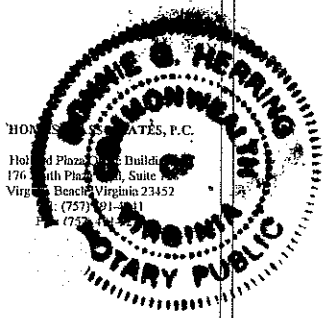
COMMONWEALTH OF VIRGINIA
CITY OF Virginia Beach, TO WIT:

I, Bonnie G. Herring, 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 15th day of January, 2009, has acknowledged the same before me in my City aforesaid.

Given under my hand this 15th day of January, 2009

Bonnie G. Herring
NOTARY PUBLIC
Registration # 195051

My commission expires: June 30, 2009



St. Alban's Glen Condominium GPIN

14972061541625	400 NOTTINGHILL PARK
14972061541375	401 NOTTINGHILL PARK
14972061541630	402 NOTTINGHILL PARK
14972061541380	403 NOTTINGHILL PARK
14972061541645	404 NOTTINGHILL PARK
14972061541385	405 NOTTINGHILL PARK
14972061541650	406 NOTTINGHILL PARK
14972061541390	407 NOTTINGHILL PARK
14972061541635	408 NOTTINGHILL PARK
14972061541355	409 NOTTINGHILL PARK
14972061541640	410 NOTTINGHILL PARK
14972061541360	411 NOTTINGHILL PARK
14972061541655	412 NOTTINGHILL PARK
14972061541365	413 NOTTINGHILL PARK
14972061541660	414 NOTTINGHILL PARK
14972061541370	415 NOTTINGHILL PARK
14972061541555	300 BARNSTABLE QUAY
14972061541560	302 BARNSTABLE QUAY
14972061541575	304 BARNSTABLE QUAY
14972061541580	306 BARNSTABLE QUAY
14972061541545	308 BARNSTABLE QUAY
14972061541550	310 BARNSTABLE QUAY
14972061541565	312 BARNSTABLE QUAY
14972061541570	314 BARNSTABLE QUAY
14972061541585	316 BARNSTABLE QUAY
14972061541590	318 BARNSTABLE QUAY
14972061541605	320 BARNSTABLE QUAY
14972061541610	322 BARNSTABLE QUAY
14972061541595	324 BARNSTABLE QUAY
14972061541600	326 BARNSTABLE QUAY
14972061541615	328 BARNSTABLE QUAY
14972061541620	330 BARNSTABLE QUAY
14972061542310	400 TURNBRIDGE CLOSE
14972061541675	401 TURNBRIDGE CLOSE
14972061542320	402 TURNBRIDGE CLOSE
14972061541680	403 TURNBRIDGE CLOSE
14972061542290	404 TURNBRIDGE CLOSE
14972061541695	405 TURNBRIDGE CLOSE
14972061542300	406 TURNBRIDGE CLOSE
14972061541700	407 TURNBRIDGE CLOSE
14972061541665	409 TURNBRIDGE CLOSE
14972061541670	411 TURNBRIDGE CLOSE

14972061541685	413 TURNBRIDGE CLOSE
14972061541690	415 TURNBRIDGE CLOSE
14972061542030	300 RUTHERGLEN MUSE
14972061541770	301 RUTHERGLEN MUSE
14972061542040	302 RUTHERGLEN MUSE
14972061541760	303 RUTHERGLEN MUSE
14972061542010	304 RUTHERGLEN MUSE
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14972061541900	322 RUTHERGLEN MUSE
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14972061541820	308 CONISTON MUSE
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14972061541810	314 CONISTON MUSE
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14972061542060	303 BANTRY CROSS
14972061542070	305 BANTRY CROSS
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14972061542090	309 BANTRY CROSS
14972061542100	311 BANTRY CROSS
14972061542110	313 BANTRY CROSS
14972061542120	315 BANTRY CROSS
14972061542170	317 BANTRY CROSS
14972061542180	321 BANTRY CROSS

14972061542190	323 BANTRY CROSS
14972061542200	325 BANTRY CROSS
14972061542135	327 BANTRY CROSS
14972061542140	329 BANTRY CROSS
14972061542150	331 BANTRY CROSS
14972061542160	333 BANTRY CROSS
14972061542380	400 ABBOTSLEIGH CT
14972061542390	402 ABBOTSLEIGH CT
14972061542420	404 ABBOTSLEIGH CT
14972061542430	406 ABBOTSLEIGH CT
14972061542400	408 ABBOTSLEIGH CT
14972061542410	410 ABBOTSLEIGH CT
14972061542440	412 ABBOTSLEIGH CT
14972061542450	414 ABBOTSLEIGH CT
14972061542460	416 ABBOTSLEIGH CT
14972061542470	418 ABBOTSLEIGH CT
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14972061542480	424 ABBOTSLEIGH CT
14972061542490	426 ABBOTSLEIGH CT
14972061542520	428 ABBOTSLEIGH CT
14972061542530	430 ABBOTSLEIGH CT
14972061542220	432 ABBOTSLEIGH CT
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14972061542280	442 ABBOTSLEIGH CT
14972061542230	444 ABBOTSLEIGH CT
14972061542270	446 ABBOTSLEIGH CT
14972061542330	448 ABBOTSLEIGH CT
14972061542340	450 ABBOTSLEIGH CT
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14972061542360	454 ABBOTSLEIGH CT
14972061541315	400 OLD GATE MUSE
14972061541320	402 OLD GATE MUSE
14972061541325	404 OLD GATE MUSE
14972061541330	406 OLD GATE MUSE
14972061541335	408 OLD GATE MUSE
14972061541340	410 OLD GATE MUSE
14972061541345	412 OLD GATE MUSE
14972061541350	414 OLD GATE MUSE
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14972061542890	2984 ST ALBANS COM
14972061542930	2986 ST ALBANS COM
14972061542900	2988 ST ALBANS COM
14972061542940	2990 ST ALBANS COM
14972061542910	2992 ST ALBANS COM
14972061542950	2994 ST ALBANS COM