

ST. ALBAN'S GLENN CONDOMINIUM ASSOCIATION

DATE ADOPTED: 10/16/2000RULE NO. 01 RELATING TO BIRD-FEEDERS

WHEREAS, St. Alban's Glenn Condominium Association (*hereinafter "St. Alban's"*) 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, St. Alban's adopted Bylaws, which governed the management of the Association, and said 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, pursuant to the Declaration, Section 6.2, the Association is responsible for the maintenance, repair, replacement and operation of the Common Elements; and

WHEREAS, pursuant to Section 1.3 of the Declaration, the Common Elements includes both the General Common Elements and the Limited Common Elements; and

WHEREAS, pursuant to Section 5.1 of the Bylaws, the affairs of the Association shall be managed by a Board of Directors; and

WHEREAS, pursuant to Section 8.1 of the Bylaws, the Board of Directors has the power to provide for the maintenance, repair and replacement of the Common Elements; and

WHEREAS, pursuant to Section 8.1 of the Bylaws, the Board of Directors has the power to promulgate and enforce such administrative rules and regulations regarding the Common Elements; and

WHEREAS, pursuant to the Bylaws, Section 8.1(h), the Board of Directors has the power and the responsibility to promulgate and enforce rules and regulations regarding the use of the Units; and

WHEREAS, pursuant to the Declaration, Article 12.1, all Unit Owners, their families, guest, employees, agents and lessees shall strictly comply with all the Association's legal documents, including, but not limited to, the Declaration, Bylaws and Rules and Regulations

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Virginia Beach, VA 23451
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WHEREAS, the Board of Directors wishes to preserve the Common Elements of the Association; and

WHEREAS, the Board of Directors is aware of damage that has been caused to the Common Elements of the Association by the installation and use of bird feeders.

WHEREAS, this Rule was passed by a majority of votes of the Board of Directors.

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

No bird feeders shall be attached to the Common Elements. This prohibition includes both the Limited Common Elements and the General Common Elements, which includes, but is not limited to: landscaping, trees, fences. Any existing bird feeders in the Common Elements or Limited Common Elements shall be removed and shall not be replaced.

This resolution also prohibits the feeding of any wildlife by use of containers attached to or upon the Common or Limited Common Elements.

Further, no bird feeders shall be attached to the outside of the Units, including, but not limited to, the glass sliding doors or windows of the Units.

Any Unit Owner, tenant or guest of a Unit Owner, who is found violating this resolution shall bear the cost of removal and repair. Said cost shall be collectible and lienable as an assessment.

ADOPTED by the St. Alban's Glenn Condominium Association this 16 day of October, 2000. By their signatures, both the President and the Secretary certify that this resolution was passed by a majority of votes of the Board of Directors.

By: Anne B Smith
President

By: Handwritten Signature
Secretary

COMMONWEALTH OF VIRGINIA
CITY OF Virginia Beach, TO WIT:

I, MARCIA ALTENHEID, a Notary Public in and for the City aforesaid, in the Commonwealth of Virginia, do hereby certify that Anne B Smith, President, St. Alban's Glenn Condominium Association, whose name is signed to the above resolution bearing

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date on the 16th day of October, 2000, has acknowledged the same before me in my City aforesaid.

Given under my hand this 16th day of October, 2000

Marcia Altshuler
NOTARY PUBLIC

My commission expires: 12/31/2002

COMMONWEALTH OF VIRGINIA
CITY OF Virginia Beach TO WIT:

I, MARCI ALTSHULER, a Notary Public in and for the City aforesaid, in the Commonwealth of Virginia, do hereby certify that Richard Nehring, Secretary, St. Alban's Glenn Condominium Association, whose name is signed to the above resolution bearing date on the 16th day of October, 2000, has acknowledged the same before me in my City aforesaid.

Given under my hand this 16th day of October, 2000

Marcia Altshuler
NOTARY PUBLIC

My commission expires: 12/31/2002

rw:St. Alban's Glenn policy resolution

'RECORDED WITH
CERTIFICATE ANNEXED
2000 NO -6 AM11:31

\$58.1-802 TAXES PAID \$ _____
VIRGINIA BEACH, VA.

TESTE: Richard Nehring
CLERK'S CIRCULAR CODE