

**THE UNIT OWNERS ASSOCIATION OF
HERITAGE HUNT CONDOMINIUM I**

ADMINISTRATIVE RESOLUTION NO. 5

**Resolution Authorizing Board President to Execute
Mutual Release and Settlement Agreement on behalf of
the Unit Owners Association**

WHEREAS, Article III, Section 2 of the Bylaws of the Unit Owners Association of Heritage Hunt Condominium I (“Bylaws”) provides that the Board of Directors (“Board”) of the Unit Owners Association of Heritage Hunt Condominium I (“Association”) shall have all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association and may do all such acts and things as are not by the Virginia Condominium Act (“Act”) or the condominium instruments required to be exercised and done by the Association;

WHEREAS, Article III, Section 2(r) of the Bylaws empowers the Board to negotiate and adjust with any contractor, subcontractor or Declarant any warranty claims on any common element made by, or on behalf of, any unit owner or the Association;

WHEREAS, the Association may have claims against U.S. Home Corporation (“Declarant”) pursuant to Section 55-79.79 of the Act;

WHEREAS, on behalf of the unit owners, the Board entered into negotiations with the Declarant for remediation of, and compensation for, structural defects identified within the common elements of the Condominium;

WHEREAS, the Board has reached an agreement with the Declarant by which the Association will release the Declarant from all claims in exchange for the continued monitoring of a previously installed movement gage on a settlement crack in 13890 Chelmsford Drive, Gainesville, Virginia until October 2008 and for the release of any potential claims against the Association; and,

WHEREAS, the Board is desirous of settling all claims against the Declarant through the execution of a Mutual Release and Settlement Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Board deems the Mutual Release and Settlement Agreement to be in the best interest of the Association and hereby approves the settlement terms contained therein.

NOW, BE IT FURTHER RESOLVED, that the President of the Association is hereby authorized by the Board to execute the Mutual Release and Settlement Agreement and any other document required in connection therewith.

**THE UNIT OWNERS ASSOCIATION OF
HERITAGE HUNT CONDOMINIUM I**

Resolution Type: Administrative No. 5

Pertaining to: Mutual Release and Settlement Agreement with Developer

Duly adopted at a meeting of the Board of Directors held April 23, 2008.

Motion by: Warren Miller Seconded by: Kay Franklin

VOTE:
YES NO ABSTAIN ABSENT

<u>Edna J. Plummer</u> President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Kay Franklin</u> Vice-President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Warren Miller</u> Secretary/Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:
Edna J. Plummer
Secretary (Acting)

4/23/08
Date

FILE:

Book of Minutes - 2008
Book of Resolutions:

	Book No.	Page No.
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: immediately
April 23, 2008

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