

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

POLICY RESOLUTION NO. 4 REV 1

Assignment of Expenses for Door Entry System Programming

WHEREAS, Article III, Section 2 of the Bylaws of the Unit Owners Association of Heritage Hunt Condominium I (Bylaws) permits the Board of Directors of the Heritage Hunt Condominium I (Condo Board) to adopt any rules and regulations deemed necessary for the benefit and enjoyment of the Heritage Hunt Condominium I Unit Owners Association (Condo Association), and

WHEREAS, the **Virginia Condominium Act, Section 55-79.83**, provides that common expenses benefiting less than all of the condominium units, or caused by the conduct of less than all of those entitled to occupy the same or by their licensees or invitees, shall be specially assessed against the condominium unit or units involved, in accordance with such reasonable provisions as the condominium instruments may make for such cases. The executive organ may impose reasonable user fees.

NOW, THEREFORE, BE IT RESOLVED THAT the policies detailed below are adopted by the Condo Board:

Update of the door entry system with a unit occupant's name, unit number, and telephone number is a responsibility of the Condo Association and shall be coordinated through its Managing Agent by the Unit Owner in all cases.

The expense of programming the door entry system with the above-mentioned information for a Unit Owner shall be at Association expense upon first acquisition of the Unit by the Owner. Each subsequent updates shall incur a charge of \$100 against the Owner's account.

Subsequent updates referred to above shall include, but not be limited to, entry system changes resulting from a change in tenancy for leased units. In no case shall the door entry system be programmed for tenants without the Owner's request and unless the Managing Agent possesses a signed copy of the current lease naming the tenant and which conforms to the Governing Documents of the Condo Association.

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HERITAGE HUNT CONDOMINIUM I**

RESOLUTIONS ACTION RECORD

Resolution Type: Policy No. 4 Rev 1

Pertaining to: Expenses Incurred for Door Entry System Programming

Duly adopted at a meeting of the Board of Directors of the Unit Owners Association of Heritage Hunt Condominium I, held 9 September 2008.

Motion by: WARREN MILLER Seconded by: Ed Plummer

OFFICER	TITLE	YES	NO	ABSTAIN	ABSENT
Edwin Plummer <i>Ed Plummer</i>	President	✓			
Kay Franklin	Vice President				✓
Warren Miller <i>Warren Miller</i>	Treasurer	✓			

ATTEST:

Donna L. Brown
Secretary

9/9/2008
Date

Resolution Effective: Immediately