

CAMERON STATION COMMUNITY ASSOCIATION, INC.

POLICY RESOLUTION NO 091701
COMMON AREA USAGE POLICY

WHEREAS, Article III, Section 3.4 of the Amended Bylaws grants the Board of Directors (“Board”) all of the powers necessary for the administration of the affairs of the matters which the applicable law or Governing Documents require the Association’s membership to approve; and

WHEREAS, Article IV, Section 3.4(b) of the Amended Bylaws authorizes the Board to enact and amend rules and regulations regarding the use of the Association’s common areas; and

NOW THEREFORE, BE IT RESOLVED THAT the Association’s policy concerning the use and reservation of the Association’s common areas and pocket parks is adopted as follows:

I. GENERAL GUIDELINES FOR USAGE

1. The use of the Association’s pocket parks and common areas may be reserved by a resident for a social function. In general, use of the Association’s common areas by residents shall be on a first come, first served basis, unless such common areas are reserved for use in accordance with the provisions of this policy.
2. Particular care must be given to guard against any damage to the pocket park or common area, including landscaping; accordingly, the resident who reserves a specific pocket park or common area in accordance with the Policy (“Applicant”) will be assessed for the full cost of repairing any damage to the Association’s common area or park.

II. REQUIREMENTS AND RESTRICTIONS

1. Reservations may be made by contacting the Community Manager (703-567-4881). Completion of an application is required. The reserved site will be inspected before and after the scheduled event and a refundable \$300 deposit will be required to cover any clean up costs incurred by the Association.
2. The pocket parks or common area may be reserved from the hours of 11:00 AM to 9:00 PM.
3. The Association and its Board of Directors, agents, officers, residents, members and employees shall not be responsible for the personal property of the Applicant or any guests or invitees of the Applicant.

4. The Applicant will remove all personal property and other items, including, but not limited to, all trash and debris from the common area or pocket park immediately following the termination of the time for which the common area or park was reserved.
5. The Association reserves the right to refuse or cancel permission for use of the Association's common areas or pocket parks for reasonable cause.
6. Any activity attended by persons under the age of 18 must be chaperoned.
7. The Applicant's application is non transferable.
8. The Applicant agrees to comply with all applicable Federal, state, and local laws, with the Declaration, Bylaws, Articles of Incorporation, Resolutions, and Rules and Regulations of the Association and with all of the rules and regulations set forth in the Policy Resolution.
9. No admission fees nor any fund transfers which might be construed as admission fees whatsoever shall be collected for use of the Association's common areas or pocket parks.
10. Absolutely no objects or substances which may cause permanent damage shall be placed upon the Association's common areas or parks. Under no circumstances shall any Applicant make any structural alterations to the common areas or parks.
11. All supplies and materials that present a risk of damage to person or property are prohibited from the Association's common areas or pocket parks during times of reserved use.
12. All refuse shall be placed in appropriate containers.
13. All guests must comply with the Association's parking rules.
14. Amplified sound is strictly prohibited from any event on the Association's common areas or pocket parks.
15. If decorations, auxiliary lights, or sound equipment are contemplated for use during any reserved time, the Association shall be notified three (3) days in advance. The Association reserves the right to conduct an inspection of the decorations or equipment to be used.

The effective date of this Resolution shall be _____ day of _____, 2001.

CAMERON STATION COMMUNITY
ASSOCIATION

by: _____