

CAMERON STATION COMMUNITY ASSOCIATION, INC.
POLICY RESOLUTION NO. 2008-04
COMMON AREA IMPROVEMENTS POLICY

WHEREAS, Article III, Section 3.4 of the Bylaws grants the Board of Directors with all of the powers necessary for the administration of the affairs of the Association in accordance with applicable law and the Project Documents, except for those matters which the applicable law or Project Documents require the Association's membership to approve; and

WHEREAS, Article IV, Section 4.3 of the Declaration of Covenants, Conditions and Restrictions states the Association shall be responsible for the maintenance, management, operation and control of the Common Areas and all improvements; and

WHEREAS, Article III, Section 3.4(b) of the Bylaws provides the Board of Directors with the power to enact and amend rules and regulations for the use of the Common Areas and establish fees for use of the same, so long that such rules and regulations are reasonably published or distributed to each member before the effective date; and

WHEREAS, Article III, Section 3.4 and Article V, Section 5.7 of the Bylaws also provides the Board of Directors with the power to provide for the operation, care, upkeep, maintenance and servicing of the common areas;

WHEREAS, the Board of Directors is interested in establishing a policy whereby homeowners may seek approval by the Board/Common Area Committee for improvements to be completed by homeowners in the common areas and pocket parks.

NOW THEREFORE the Board of Directors of the Association hereby adopts this Common Area Improvements Policy.

Submission of Application:

Any homeowner(s) interested in making landscaping improvements to the common areas shall submit in writing a detailed design plan to the Common Area Committee, Architectural Review Committee and/or the Board of Directors for approval prior to any installation taking place.

The common area landscaping improvement design should stipulate the following:

1. The specific area under consideration.
2. The nature and description of the installation, including pictures, drawings, specs, designs, etc.
3. The current condition and plant material in place, if applicable.
4. The type and size of the proposed plant material or other proposed feature to include color, if applicable.

5. The timeframe of installation and completion.
6. Other participating homeowners involved in the improvement.

Homeowners should be mindful of any sight impairments to streets and intersections. The Association will not approve any homeowner installations in right-of-ways or easement areas without such homeowner obtaining requisite approval from the granting authority. It is the owner's burden to ascertain whether the proposed landscaping improvements will be located in any third-party easements or right-of-ways. If the application for landscaping improvement is approved, the owner shall indemnify and hold harmless the Association from any claim by third parties for trespass or otherwise. No physical structures will be permitted within any landscaped areas of the common areas, except small decorative objects as defined in the Design and Maintenance Standards.

The Applicant has the obligation to comply with any applicable regulations including all city, state and federal regulations and laws and shall hold harmless the Association from any claims from any entity regarding violations of law or policy. If permits or licensing approval is necessary from any local, state or federal agency or government, it is the obligation of the applicant to obtain those permits. It is the sole obligation of the applicant to notify any appropriate utility companies by calling Miss Utility at 1-800-257-7777 prior to commencing any digging.

Review of Application:

In areas where landscaping is continuing from private property onto common area the application must first be reviewed and approved by the Architectural Review Committee before the applicant may submit the application to the Common Area Committee.

The plan will be reviewed by the appropriate Committee(s) and/or the Board of Directors at the next scheduled meeting provided the plan is complete in its submission.

The Committee and/or Board of Directors reserves the right to deny any application not deemed appropriate for the proposed area for any reason including, but not limited to, any potential interference with the Bond Release process involving the City of Alexandria and/or the Declarant.

Maintenance and Responsibility:

The Association shall maintain all responsibility for any landscaping improvements completed to the common area once approved by the appropriate authority. Any landscaping improvement made to the common area by an individual or group of homeowners shall not be construed in any way to be a release or transfer of ownership or rights of the common area.

The Board of Directors reserves the right to modify, remove and/or replace any portion of the improved common area at any time without notice and without restitution.

Upon written request by the applicant, the Board of Directors may chose to reimburse a resident for the costs of materials supplied to make approved enhancements to the common area. The Board retains the ultimate discretion in whether to reimburse the applicant such costs.

Violations:

All violations are subject to the due process regulations and responsibilities outlined in the Community's Governing Documents.

ADOPTED by the Board of Directors this 22 day of April, 2008.

CAMERON STATION COMMUNITY ASSOCIATION, INC.



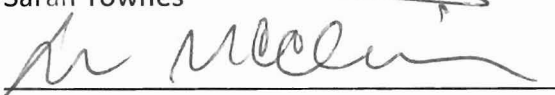

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.", is written over a solid horizontal line.

John J. Sullivan, Jr., President

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors held on Tuesday, April 22, 2008.

Motion by: Michael Kuhl Seconded by: Mindy Lyle

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
 John Sullivan	_____	_____	<u>X</u>	_____
Brad Holsclaw	_____	_____	_____	<u>X</u>
 Manuel Avila	<u>✓</u>	_____	_____	_____
 Michael Kuhl	<u>✓</u>	_____	_____	_____
 Sarah Townes	<u>✓</u>	_____	_____	_____
 Tom McClimon	<u>✓</u>	_____	_____	_____
 Mindy Lyle	<u>✓</u>	_____	_____	_____

ATTEST:

Secretary

Date

Resolution effective: April 28, 2008