CAMERON STATION COMMUNITY ASSOCIATION, INC.

POLICY RESOLUTION NO. 16-01

(Real Estate Sign Placement on Common Area)

WHEREAS, Article IV, Section 4.3 of the Declaration of Cameron Station Community Association, Inc. ("Association") states the Association shall be responsible for the maintenance, management, operation and control of the Common Areas and all improvements thereon; and

WHEREAS, pursuant to Article IV, Section 4.5(ii) of the Declaration, the rights of enjoyment in and to the Common Area are subject to the power of the Board of Directors ("Board") to establish reasonable rules, regulations and policies concerning the Common Area; and

WHEREAS, Article III, Section 3.4(e) of the Bylaws of the Association provides that the Board shall have the power to grant permits, licenses and easements under, through and over the Common Areas for purposes reasonably necessary to the ongoing development and operation of the Property; and

WHEREAS, the Board desires to establish a policy to govern the placement of real estate signage on the Common Area of the Property.

NOW THEREFORE, BE IT RESOLVED that the following policies and procedures pertaining to real estate signage on the Common Area are hereby adopted by the Board of Directors:

(1) For purposes of this Resolution, a "Real Estate Sign" is defined as any sign advertising a Lot for sale or lease and any directional sign indicating the location of or direction to the Lot for sale or lease. The term "Agent" shall refer to any real estate agent duly licensed under the laws of the Commonwealth of Virginia submitting a request to the Board to place a Real Estate Sign on the Association’s Common Area.

(2) Any Agent desiring to place a Real Estate Sign on the Common Area of the Association must submit a request in writing to the Management Office at Cameron Station Community Association, Inc., 200 Cameron Station Blvd., Alexandria, VA 22304. The request must include, without limitation, the following information:

a. The name, address, phone number, and email address of the Agent offering Lots for sale.

b. The number and desired location of Real Estate Signs to be placed on the Common Area.

c. The desired duration of time in which the Real Estate Signs shall remain on the Common Area.
An Agent can make a blanket annual request for approval for Real Estate Signs for placement within the Association’s Common Area.

(3) Additionally, any appropriate party can make a request to Management for approval for the placement of signage for a community-wide event ("Community Sign") on the Association’s Common Area. Management in its sole discretion, shall approve such requests if such requests serve a community purpose.

(4) Management shall promptly review such request and shall soon thereafter notify the Agent of their decision. Nothing herein shall obligate Management to approve any request and the decision to disapprove, approve or approve with conditions shall be in the sole discretion of Management.

(5) Management’s approval shall not constitute a warranty or representation by the Association, its directors, officers or agents of the adequacy, sufficiency or compliance with any applicable laws or ordinances governing the size, material, or placement of a Real Estate Sign, Community Sign or the information contained on such signs. Additionally, in no event shall the Association, its directors, officers or agents have any liability whatsoever to an Owner, the Agent or other party that may be incurred or suffered on account of the approval, location or information on any such Real Estate Sign or Community Sign, or for the loss or damage to any such Real Estate Sign or Community Sign.

(6) Any Real Estate Sign or Community Sign placed on the Common Area in violation of this Resolution or in violation of any approval granted by Management shall be subject to immediate removal without notice, in Management’s sole and absolute discretion, and the Association, its directors, officers and agents shall not be deemed guilty of trespass, destruction, conversion or larceny.

(7) By submitting a request to install Real Estate Signs or Community Signs on the Common Area, the Agent or other requesting party is deemed to have acknowledged and agreed to the terms and conditions set forth herein.

(8) Nothing contained herein is deemed to contravene, amend, or otherwise modify the right of an Owner to place a single sign on their Lot or the Architectural Review Committee approval requirements for Multifamily Rental Section and Non-Residential Sections as set forth in Section 7.17 of the Declaration.

(9) This Resolution shall not prohibit an Agent who is also an Owner from the right to submit a request to place a Real Estate Sign or Community Sign on the Common Area.
CAMERON STATION COMMUNITY ASSOCIATION, INC.

POLICY RESOLUTION NO. 16-01

Duly adopted at a meeting of the Board of Directors held Tuesday, 4/26/16.

Motion by Stephanie Bibighaus Seconded by: Megan Brock

VOTE:

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The effective date of this Resolution shall be ___ of April, 2016.

CAMERON STATION COMMUNITY ASSOCIATION, INC.

By: ____________________________
    Michael Johnson, President