

**COUNCIL OF CO-OWNERS OF FAIRLINGTON MEADOWS
POLICY RESOLUTION NO. 04-27-11**

Criteria for the Use of Exterior Storage Containers

WHEREAS, Article IV Section 3 of the By-laws of Fairlington Meadows (the "Association") states, "The Board of Directors (the "Board") shall be responsible for the following: care, upkeep, and surveillance of the Project and the common areas and facilities"; and

WHEREAS, Article VII Section 12 of the By-laws of the Association states, "The Board may from time to time adopt regulations for use of the parking courts, tennis courts, swimming pools, and other facilities; and unless otherwise provided, all such regulations shall have the applicability indicated in Section 1 of these Rules of Conduct"; and

WHEREAS, the Board believes that it is in the best interests of the Association to adopt and publish reasonable regulations governing the use of Exterior Storage Containers on Fairlington Meadows property.

NOW, THEREFORE, the Board of Directors adopts the following criteria, restrictions and regulations for the Association, which shall be binding upon all co-owners and their family members, tenants, occupants, successors and guests, and which shall supersede any current restrictions of record or previously adopted rules on the same subject matter.

1. This policy governs the placement, maintenance, and/or storage of any exterior storage container, normally used for the purpose of moving a household or temporarily storing household items. Examples of these types of containers include, but are not limited to: personal moving containers, mobile moving trailers (such as U-Haul or Ryder), Portable On-Demand Storage (PODS) units, and other similar types of containers too large to be stored inside a resident's unit.
2. The size of the exterior storage container may not exceed the size of the co-owner's parking space, as defined by the curb and white painted lines, and should measure no higher than seven feet.
3. Residents shall place these types of containers only in their assigned or regularly used reserved but unassigned parking space and are prohibited from: 1) blocking access to sidewalks; 2) parking these containers in unmarked and unnumbered parking spaces in the parking courts or fire lanes; and 3) placing these containers on common grassy areas.

4. Residents must notify the Association's managing agent, preferably by e-mail (see directory information on website) at least three business days prior to placement of these types of containers on the Fairlington Meadows property.
5. Any storage container that is left by a resident in any location other than as specified in Paragraph #3 above will be subject to immediate towing, and the resident shall be solely responsible for all costs associated therewith. The Association accepts no responsibility for any loss or damage to personal property occurring as a result of vandalism, negligence or theft involving any exterior storage container on Association property.
6. Residents may leave these types of containers in place for a maximum of ten days. A one-time extension of 24 hours may be granted by the Board of Directors (at its sole discretion) in the event that severe weather or other unavoidable occurrence delays loading, unloading or removal. Any resident who leaves such a container on Association property for more than seven days may be subject to an assessed charge, pursuant to Section 55-79.80.2 of the Virginia Condominium Act. Other sanctions for violations of these provisions may include suspension of parking privileges, recreational facilities privileges and voting rights.
7. Any cost to repair or replace Association property caused by the placement, storage and/or removal of such a container will be assessed to the unit owner's account.
8. If a court of law rules any provision herein to be invalid, the remainder of these provisions shall remain in full force and effect.

This Resolution was duly adopted by the Board of Directors this 27th day of April 2011.

FAIRLINGTON MEADOWS
COUNCIL OF CO-OWNERS

By: John Thurber
President

The resolution action record is on file with CMC and is available to Fairlington Meadows Co-owners upon request.