

**SULLY STATION COMMUNITY ASSOCIATION
POLICY RESOLUTION NO. 9
USE OF LOTS, LIVING UNITS, AND COMMON AREAS
Relating to general rules of conduct and use**

WHEREAS, Article III, Section 3(b) of the Declaration of Covenants, Conditions and Restrictions of the Sully Station Community Association states that "the Board of Trustees shall have all powers for the conduct of the affairs of the Association which are enabled by law or the Founding Documents which are not specifically reserved to members or the Developer by said Documents," and

WHEREAS, Article VI, Sections 9(c) and (d) of the Bylaws of the Sully Station Community Association stipulate that it shall be the duty of the Board to:

"Adopt and follow procedures for adoption and publication of Board Resolutions to be included in the Book of Regulations, including the provision for hearing and notice to Members..." and "Adopt and publish rules and regulations including fees, if any, governing the use of the common area and facilities and the personal conduct of the Members and their guests thereon and include these in the Book of Regulations," and

WHEREAS, in October 1986, the Board of Trustees enacted Policy Resolution 9, which established rules governing conduct and use of property within the Association; and WHEREAS, the Board deems it necessary to amend Policy Resolution 9 to clarify those rules governing those home-based businesses that are deemed acceptable within the Association.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules be adopted by the Board:

1. USE OF LOTS AND LIVING UNITS

A. All Lots and Living Units designated are to be used for residential purposes only, except for such home occupations that are permitted by Fairfax County. The following criteria shall govern the establishment of home businesses within Sully Station:

- 1) Any member who establishes a "home professional office" (that term signifies an office for a licensed or certified practitioner) or conducts business activity within the home must preserve the residential character of the property in both its external and internal appearance.
- 2) Any member who establishes a home professional office or conducts business activity within the home must use the home as a primary place of residence. The home professional office or business activity must constitute a secondary use ancillary to the use of the dwelling as a residence.
- 3) The activity of the home professional office or business must not attract or use commercial vehicles within the community.
- 4) The activity of the home professional office or business must not adversely affect the Association's ability to obtain or maintain its insurance coverage(s). The Board reserves the right to require the member to name Sully Station Community Association as an additional insured on the member's insurance policy in a manner satisfactory to the Board. If the member does not comply with the Board's requirement, the Board reserves the right to prohibit the member from operating the home professional office or business activity within the community.
- 5) The activity of the home professional office or business must not involve the employment of more than one person within the dwelling other than the dwelling's legal occupants.
- 6) The home professional Office or business activity must not use any exterior advertisement or display of any kind to show that the member uses the dwelling in any way other than for a residential dwelling.
- 7) The activity of the home professional office or business must not unreasonably disrupt the normal traffic or parking patterns anywhere within the community.

8) The activity of the home professional office or business must not create unreasonable audible disturbances or noise. At all times, the activity of the home professional office or business must respect the right of quiet enjoyment of any legal occupant within the community.

9) The activity of the home professional office or business must be lawful in all respects and must fully comply with all applicable federal, state, and county laws and ordinances. In addition, the operator of the professional office or business must obtain all applicable permits and licenses from the appropriate government agencies, which the proprietor must make available to the Board upon request.

- B. No Lots or Living Units shall be further subdivided, conveyed, transferred, or separated into smaller lots by an owner.
- C. All trash receptacles shall be removed from the streets, walkways, or exterior portions of the lots following pick-up on the day of the scheduled trash removal. Trash receptacles may be put out for pick-up no earlier than 7:00 p.m. or dusk, whichever comes first, on the evening before the day of the scheduled removal.
- D. Trash, leaves, and other articles may not be burned on the lots or common areas.
- E. Accumulation or storage of building materials, litter, refuse, bulk materials or trash of any kind may not be placed upon any lot. Owners that are doing alterations or work to their property as approved by the Architectural Review Board, may store a limited amount of materials in the rear portion of their lot providing that these materials remain on the lot only for the duration of the approved construction period.

II. TRANSFERS AND LEASES

Owners may transfer or lease their home subject to the following requirements:

- A. No Living Unit shall be rented for any period of less than six (6) months.
- B. Owners may use any lease form so long as the lease shall provide the right of the lessee to use and occupy the Lot and Living Unit subject and subordinate in all respects to the provisions of the Articles of Incorporation, Declaration, Bylaws and the Book of Regulations.
- C. An Owner who leases his Lot or Living Unit shall, promptly following the execution of any such lease, forward a copy thereof to the Management Agent at least ten (10) days prior to occupancy by the Lessee. The Management Agent must be notified of any continuation, extension, renewal or termination of the lease at least fifteen (15) days prior thereto.
- D. Any sale or lease of any Lot and Living Unit must conform fully to applicable laws and ordinances.

III. USE OF COMMON AREAS

- A. The Common Areas shall be used only for the purposes intended. All persons are strictly prohibited from storing any objects on the Common Areas. All persons are strictly prohibited from obstructed all pedestrian and vehicular ways.
- B. No motorized vehicles shall be operated on any of the Common Area open spaces except those vehicles used by the Association or its contractors for maintenance purposes.
- C. Owners shall not place litter or debris on any Common Areas.

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Trustees _____

Motion by: _____

Seconded by: _____

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
_____ President	_____	_____	_____	_____
_____ Vice President	_____	_____	_____	_____
_____ Treasurer	_____	_____	_____	_____
_____ Secretary	_____	_____	_____	_____
_____ Trustee	_____	_____	_____	_____
_____ Trustee	_____	_____	_____	_____
_____ Trustee	_____	_____	_____	_____
_____ Trustee	_____	_____	_____	_____

ATTEST:

Secretary

Date

Resolution effective _____, 2002.

CERTIFICATE OF MAILING OR DELIVERY

The Managing Agent hereby attests that this Policy Resolution was mailed and/or hand delivered to the addresses of record of the Owners on this _____ day of _____ 2002.

Date

Managing Agent