

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION  
GENERAL RESOLUTION NO. GR 03/03/21

***RULES VIOLATION ENFORCEMENT – 3004 S. COLUMBUS STREET, A-2  
(WINDOW WELL COVER)***

WHEREAS, Virginia Code Title 55.1 Section 1956 (B) allows the Board of Directors to exercise power assigned to the "Unit Owners' Association" by the Act, to the extent permitted by the By-Laws of the Unit Owners Association;

WHEREAS, Article III, Section 2, of the By-Laws assigns the Board of Directors with "all of the powers and duties necessary for the administration of the affairs of the Condominium," and further states that the Board may do all such acts and things as are not by the Act or by the By-Laws directed to be exercised and done by the Unit Owners Association;

WHEREAS, the Rules Enforcement/Due Process Procedure effective 7/1/01 establishes a procedure for violations of the adopted rules and regulations of Fairlington Villages; and

WHEREAS, the owners of 3004 S. Columbus Street, A-2 have received and have failed to comply with the First Notice of Violation (dated October 30, 2020) and the Second Notice of Violation (dated December 3, 2020), and have received a Third Notice of Violation (dated December 17, 2020) and are requesting a hearing before the Board of Directors to contest the violations.

THEREFORE BE IT RESOLVED, following the review and evaluation of all evidence, argument and/or comments presented to the Board of Directors of the Unit Owners Association of Fairlington Villages, the Board finds that there is a violation of the Association's Bylaws, and hereby assesses Andrea Molfetto owner of 3004 S. Columbus Street, A-2, \$50.00 for the Bylaws violation noted in the December 17, 2020 letter and authorizes a \$10.00 per day fine for any continuing violations of a similar nature.

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Moved by \_\_\_\_\_

Second by \_\_\_\_\_

VOTE \_\_\_\_\_

Passed ( ) Failed ( )

Submitted by: Management

Roll Call: