

**Amendments to the Glen Allen Homeowners Association Architectural Guidelines**

Having polled the entire, current community of Glen Allen via written correspondence, these Architectural Guidelines are hereby amended as follows in order to execute the desires of the majority of those homeowners who returned their ballots. These amendments are effective February 8, 2002.

**Amendment 1**

The "FENCES" section is hereby amended to state, "Additionally, approved fencing may also be constructed of the current no-maintenance material (vinyl, fiberglass, etc.) that is tan or wood grain in color."

**Amendment 2**

The "PATIOS AND DECKS" section is hereby amended to state, "Additionally, decks may be constructed of a no-maintenance material (vinyl, fiberglass, etc.) that is white, tan or wood grain in color."

Glen Allen Homeowners Association Board of Directors

signature Judith A. Davis date 2-4-02

signature [Signature] date 2/4/2002

signature [Signature] date 2/4/02

signature Conny Hithorn date 4 February 2002

signature Charles A. Brown date 2/4/02

GLEN ALLEN HOMEOWNERS ASSOCIATION, INC.  
Architectural Guideline Update

ANTENNAS

Page 14 of the Architectural Guidelines should be updated to reflect the changes made in 1997 concerning the satellite dish and TV antennas.

Page 14 of the guidelines should be changed to read:

ANTENNAS

Rules concerning exterior antennas and satellite dishes are in the addendum titled "Satellite Dish / Antenna Guidelines", dated January 1997.

GLEN ALLEN HOMEOWNERS ASSOCIATION, INC.

RESOLUTION

NUMBER OF BOARD MEMBERS

WHEREAS, Article II, Section 2, Number and Term of Officer of the Glen Allen Homeowners Association, Inc. BY-LAWS provides that the number of Directors shall be as provided in the Articles of Incorporation. The Directors shall be elected each year at the annual meeting of members, except as hereinafter provided, and each Director shall serve until his successor shall be elected and shall qualify.

WHEREAS, Article Eight of the Articles of Incorporation of the Glen Allen Homeowners Association, Inc. provides that the affairs of this corporation shall be managed by a Board of three (3) Directors. The number of Directors may be changed by amendment of the BYLAWS of the corporation.

WHEREAS, Article Eight goes on to further provide that at the first annual meeting after the dissolution and conversion of Class B membership, the Board shall be expanded to five (5) Directors, all of whom from that time on shall be members of the corporation.

NOW, THEREFORE, BE IT RESOLVED THAT Article II, Section 2 of the BYLAWS be written as follows:

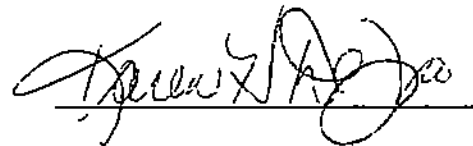
Section 2. Number of Term of Office. The number of Directors shall be five (5). The Directors shall be elected each year at the annual meeting of members, except as herein provided, and each Director shall serve until his successor shall be elected and shall qualify.

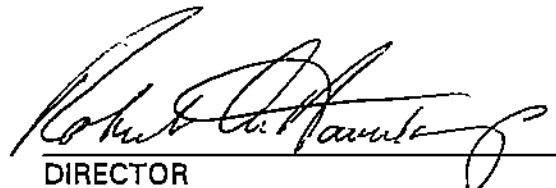
FURTHER, that the Resolution was adopted by a vote of a majority of the quorum attending the Annual Meeting of December 13, 1994.

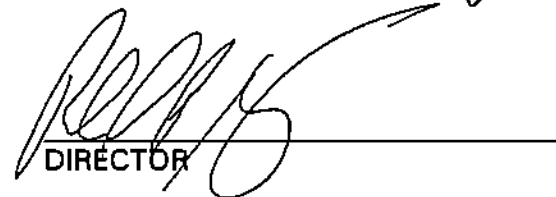
THIS RESOLUTION is hereby adopted and immediately effective this 13<sup>th</sup> day of December, 1994.

ATTEST:

  
\_\_\_\_\_

  
\_\_\_\_\_

  
DIRECTOR

  
DIRECTOR

\_\_\_\_\_

DIRECTOR

**Glen Allen Homeowners Association, Inc.**

**CORPORATE RESOLUTION**

**Selection of Successors of the Board of Directors**

WHEREAS Article Eight of the Articles of Incorporation (the Articles) of Glen Allen Homeowners Association, Inc. (the Association) provides that the affairs of the corporation shall be managed by a Board of Directors; and

WHEREAS William Kick, Director and Secretary and Treasurer wishes to remove himself from that position; and

WHEREAS Article Eight of the Articles provides for the selection of successors;

NOW, THEREFORE, BE IT RESOLVED THAT the following person has been selected to succeed and act in the capacity of Director of the Association pursuant to the governing documents; and

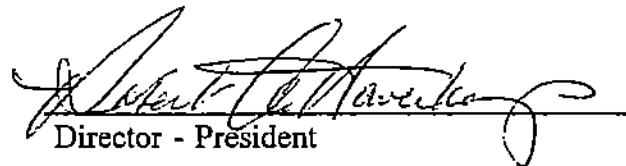
FURTHER, THAT the following Director has been elected to the office indicated:

Richard P. Harrington, Secretary/Treasurer

This resolution is hereby adopted and immediately effective this 27th day of September 1994:

**ATTEST**

  
\_\_\_\_\_

  
Director - President

GLEN ALLEN HOMEOWNERS ASSOCIATION, INC.

RESOLUTION

FORMING COMMITTEES

WHEREAS, Article II, Section 9, Committees, paragraph (b) Other Committees of the Glen Allen Homeowners Association, Inc. BYLAWS provides that the Board of Directors may by resolution provide for other committees as it deems desirable; and

NOW, THEREFORE, BE IT RESOLVED THAT, the Board of Directors has established the following four (4) committees pursuant to the governing documents;

Grounds & Maintenance

Finance

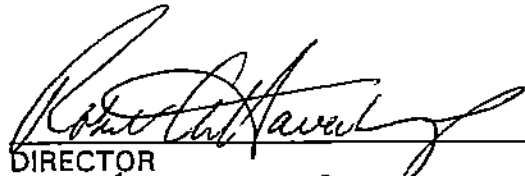
Neighborhood Watch

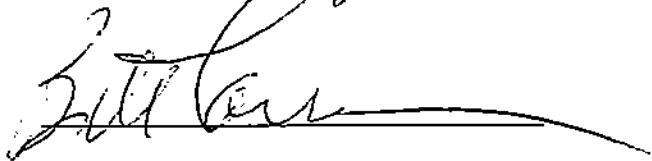
Newsletter

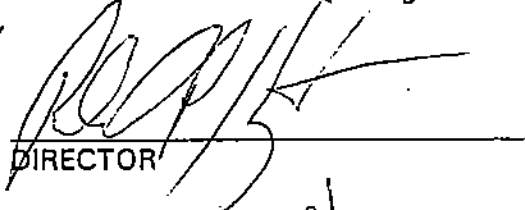
THIS RESOLUTION is hereby adopted and immediately effective this 20<sup>th</sup> day of February, 1995.

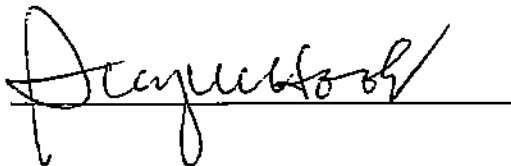
ATTEST:

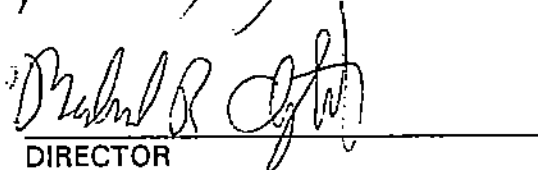
  
\_\_\_\_\_

  
DIRECTOR

  
\_\_\_\_\_

  
DIRECTOR

  
\_\_\_\_\_

  
DIRECTOR

**GLEN ALLEN HOMEOWNERS ASSOCIATION, INC.**

**COLLECTION POLICY**

**EFFECTIVE JANUARY 1, 1995**

---

1. Payments are due on January 1.
2. Thirty (30) days past due (February 1) interest will be charged against any unpaid balance at a rate of 18% per annum.
3. At the same time, thirty (30) days past due (February 1) a late charge of \$25.00 will be added to the delinquent accounts.
4. Notice of actions of 2 and 3 above will be sent to the owner.
5. Sixty (60) days past due (March 2) a notice will be sent to any delinquent account that payment is not received by the 15th of the month. The land records will be searched for proper names of owners of record to prepare for the filing of a lien and that a charge of \$50.00 will be added to the delinquent account.
6. Seventy-five (75) days past due (March 17) the land records will be searched and the information will be abstracted. The \$50.00 charge will then be added to the account.
7. Ninety (90) days past due (April 2) a Notice Of Intent To Create A Lien will be issued to the delinquent account and advising that there will be additional charges in the way of attorney's fees, lien preparation, etc.
8. One Hundred Twenty (120) days past due (May 2) a lien will be served on the property by the Association's attorney and the Board of Directors may foreclose on the lien at that time. All costs of this proceeding will be charged against the delinquent account.

**Amendment to the Glen Allen Homeowners Association Architectural Guidelines**

Having polled the entire, current community of Glen Allen via written correspondence, these Architectural Guidelines are hereby amended as follows in order to execute the desires of the majority of those homeowners who returned their ballots. This amendment is effective September 11, 2000.

Amendment 3

The "SCREEN AND STORM DOORS/WINDOWS" section is hereby amended to allow security doors with metal bars and/or grills, but only on rear doors which are below ground level and hidden from view by a basement stairwell.

Glen Allen Homeowners Association Board of Directors

signature Joe Bruno date 9/7/00

signature [Handwritten Signature] date 9/7/00

signature Jude Davis date 9/7/00

signature [Handwritten Signature] date 9/7/00

signature Cory Hitchon date 9/7/00

**Amendments to the Glen Allen Homeowners Association Architectural Guidelines**

Having polled the entire, current community of Glen Allen via written correspondence, these Architectural Guidelines are hereby amended as follows in order to execute the desires of the majority of those homeowners who returned their ballots. These amendments are effective April 7, 2000.

**Amendment 1**

The "FENCES" section is hereby amended to allow the staining of fences with a transparent or semi-transparent wood tone.

**Amendment 2**

The "PATIOS AND DECKS" section is hereby amended to allow the staining of decks with a transparent or semi-transparent wood tone.

Glen Allen Homeowners Association Board of Directors

signature Joe Boush date 4/6/00

signature Karen DeLeo date 4/6/00

signature Jude Davis date 4/6/00

signature Kelena White date 4/6/00

signature Cory J. Holden date 4/6/00