

WINDSOR MEWS OWNERS ASSOCIATION, INC.

**Amendment No.1 to
Policy Resolution Number 2003-2
Common Area Parking Policy Resolution
Date Adopted 4/10/05**

WHEREAS, Article 1, Section 1.1 of the Bylaws of Windsor Mews, duly recorded in the land records of Fairfax County, Virginia, establishes the definitions of Common Area as, at any given time, all of the Property then owned by the Association and available to the Association for the benefit, use and enjoyment of the Owners, and Owner as one or more Persons who own a Lot in fee simple; and

WHEREAS, Article 3, Section 3.5(a) of the Bylaws of the Windsor Mews Owners Association states that each Owner is hereby granted a non-exclusive right and easement of use and enjoyment in common with others of the Common Area for the benefit of such Owner and such Owners' household, tenants, guests, employees, agents and invitees; and

WHEREAS, Article 3, Section 3.5(c) of the Bylaws of the Windsor Mews Owners Association states that the rights and easements of enjoyment created shall be subject to all rights and powers of the Association when exercised in accordance with the other applicable provisions of the Association Documents, including without limitation the Association's right (acting through its Board of Directors) to regulate the use of the Common Area; and

WHEREAS, Article 3, Section 3.6(b) of the Bylaws of the Windsor Mews Owners Association states when exercising the rights and easements granted by this Article, shall give reasonable prior notice to all affected Owners, minimize any economic or aesthetic injury to the affected Lots or the Common Area, and not unreasonably interfere with the affected Owners' use, enjoyment and benefit from such Owners' Lots or the Common Area; and

WHEREAS, Article 4, Section 4.1 of the Bylaws of the Windsor Mews Owners Association states that the Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not required by the Act or the Association Documents to be exercised and done by the members; and

WHEREAS, Article 8, Section 8.2 (f) of the Bylaws of the Windsor Mews Owners Association states that the Common Area shall be used only for the furnishing of the services and facilities for which the same is reasonably suited and which are incident to the use and occupancy of the Lots. The improvements located on the Common Area, if any, shall be used only for their intended purposes; except as otherwise expressly provided in the Association Documents, no Owner shall make any private,

exclusive or proprietary use of any of the Common Area without the prior written approval of the Board of Directors, and then only on a temporary basis; and

WHEREAS, Article 8, Section 8.2 (u) of the Bylaws of the Windsor Mews Owners Association states that no garage shall be converted to living space or used for storage or other purposes which would prevent the parking of the number of vehicles for which the garage was designed; and

WHEREAS, Article 8, Section 8.3 of the Bylaws of the Windsor Mews Owners Association states that the Board of Directors shall have the power to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the Property or of any portion thereof; and the Rules and Regulations shall not unreasonably interfere with the use or enjoyment of the Lots or Common Area; and


WHEREAS, it is the intent of the Board of Directors that this policy shall apply to all Owners of Lots in Windsor Mews; and to their tenants, the occupants of their homes and their guests;

***NOW, THEREFORE, BE IT HEREBY RESOLVED,** that the following inspection, and enforcement procedures be adopted by the Board of Directors, published and provided to all Owners and administered by the Association's Management Agent at the direction of the Association Board of Directors.*

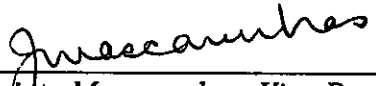
Motion By: Bob Billak

Seconded By: HUNG TRAN


Signatures



Hung Tran, President



Jacinta Mascarenhas, Vice-President



Douglas Nahas, Secretary




Robert Billak, Director



Elton Machholz, Treasurer

ATTESTED BY:



Douglas Nahas, Secretary
Board of Directors
Windsor Mews Owners Association, Inc.

4/10/05

Date

I. INSPECTION

1. *This resolution shall be sent to all Owners at the beginning of Each Year.*
2. *The towing company shall conduct a routine inspection of the Common Area.*
3. *Any parked vehicle that is stationary in the same spot for more than 48 hours will be towed regardless of weekends or holidays.*

II. ENFORCEMENT

1. *The towing company has the Board of Directors' authority to enforce the parking resolution.*

III. EXCEPTIONS

The Board of Directors also, at their discretion, may grant waivers or exceptions to this policy in the event of special circumstances or temporary hardship for an Owner. However, an Owner wishing to request a waiver or an exception must make a written request to the Board of Directors through the Management Agent and be willing to appear in person before the Board, if requested. The Board of Directors shall not be obligated to approve any such requests, and all decisions made shall be considered final and not subject to appeal.