

Forest Ridge Homeowners Association
COMMON GROUND POLICY
POLICY RESOLUTION 2011-1

WHEREAS, the Forest Ridge Homeowners Association, Inc., (FRHOA), has Common Grounds that are in both a forested and grassy state, identified as the real property owned by the FRHOA, more specifically defined in Article I, Section 4 of the Supplemental Declaration of Covenants, Conditions, and Restrictions (Declarations); and

WHEREAS, the forested and grassy areas (Common Ground) are to remain in their natural state, with particular areas designated to remain treed and some to remain as open grassy areas, so that the Lot Owner(s), as defined in Article I, Section 2 of the Declaration, has [have] the right and easement of enjoyment in the Common Ground, and

WHEREAS, these natural forested areas are unique in eastern Loudoun County, and

WHEREAS, the FRHOA Board of Directors (Board), has the responsibility of maintaining these areas, and

WHEREAS, the Restrictive Covenants and By-Laws of the FRHOA contain no provisions for the maintenance of the Common Ground either by definition or by allocation of funds,

NOW THEREFORE, BE IT RESOLVED THAT:

- 1) The Board shall direct, using professional tree contractor(s), the maintenance of the Common Ground treed areas to include, but not limited to, the cutting down of any tree determined to be an actual or imminent danger to persons or to Owners' personal property.
- 2) The Board shall direct that scheduled mowing occur, using professional landscaper(s), to maintain the open grassy areas in a neat and attractive state, to also include the trimming or edging of the public walkways and removal of harmful plant life (i.e., poison ivy, poison oak, sumac, etc.) that obstructs pedestrian visibility or creates a possible unsafe situation.
- 3) Any private person or company contracted to maintain any of the Common Grounds must carry Worker's Compensation Insurance for all their employees.
- 4) In accordance with Section 55-510.3 of the 2011 Virginia Property Owners' Association Act, if a pesticide is used on any of the Common Grounds, signs stating that a pesticide will be used on that land must be posted at least 48 hours prior to the use of the pesticide. The signs will be posted around the perimeter of the area where the pesticide will be used.
 - a. A pesticide is legally defined as any substance or mixture of substances intended for preventing, destroying, repelling, attracting or mitigating any insects, rodents, nematodes, fungi, weeds or other forms of plant or animal life and/or bacteria and viruses, except bacteria or viruses on or in living man or other animals, which is determined to be a pest. A pesticide may also mean any substance or mixture of substances intended for use as a plant regulator, defoliant or desiccant.
- 5) The Board has adopted rules entitled, "Rules for Usage of Common Area," to prescribe policy for Homeowner use of the Common Ground.
- 6) The Board shall enforce the rules for usage of the Common Ground by Homeowner(s) using Violation Procedure Policy Resolution No. 2009-1.

- 7) This Policy Resolution supersedes and rescinds Policy Resolution 2000-1, Common Ground Maintenance Policy, and Policy Resolution 2001-2, Common Ground Policy.

Adopted by the Board this _____ day of _____ 2011.

By: _____
Rhys Rotolo, President

CERTIFICATE OF MAILING

I HEREBY CERTIFY THAT A COPY OF THIS resolution was mailed to all Owners at their address of record on the _____ day of _____ 2011.

By: _____
Darlene Shomo, Secretary