

**RESOLUTION OF THE BOARD OF DIRECTORS OF
LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
REGARDING PROVIDING RENTER INFORMATION AND ACKNOWLEDGEMENTS**

WHEREAS, Section 55-509.3:1(C) of the Virginia Property Owners Association Act, effective July 1, 2015, authorizes a property owners association to: (a) require an owner to provide the association with a copy of any lease with a tenant or an association document completed by the owner or representative that discloses the names and contact information of the tenant and occupants under such lease; and (b) require the lot owner to provide an association with the tenant's acknowledgement of and consent to any rules and regulations of the association; and

WHEREAS, the Board of Directors (the "Board") of Lafayette Park Community Association (the "Association") has concluded that it is the best interests of the owners and residents of homes that are part of the Association to require owners to provide the Association with a copy of any lease with a tenant or with the attached document completed by the owner or representative that discloses the names and contact information of the tenant and occupants under such lease, and to require the owner to provide the Association with the tenant's acknowledgement of and consent to any rules and regulations of the Association.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. On or before September 1, 2015, any owner of a home in Lafayette Village that is rented shall provide the Association with a copy of any lease with a tenant, or in the alternative, with the completed form attached as **Exhibit A**, that discloses the names and contact information of the tenant and occupants under such lease. Any home that becomes subject to a rental agreement after July 1, 2015 shall supply such information and documentation within fifteen days after an agreement is executed.

2. In addition, on or before September 1, 2015, all owners shall provide the Association with the tenants' acknowledgement of and consent to any rules and regulations of the association, either by providing a copy of lease signed by the tenants containing such acknowledgment, or by obtaining the tenants' signature on **Exhibit B**, attached to this Resolution. Any home that becomes subject to a rental agreement after July 1, 2015 shall supply such information and documentation within fifteen days after an agreement is executed.

3. This Resolution shall be mailed to all owners at their addresses of record with the Association within 30 days of its adoption.

4. An owner who fails to comply with this resolution will be considered an owner not in good standing with the Association and will be subject to a hearing before the Board of Directors where appropriate sanctions could be imposed, including but not limited to loss of voting privileges, loss of pool privileges, and revocation of townhome parking privileges.

5. This resolution takes effect on July 1, 2015.

Board of Directors
Lafayette Village Community Association

By: 
President

Name of Resolution:

RESOLUTION OF THE BOARD OF DIRECTORS OF LAFAYETTE VILLAGE COMMUNITY ASSOCIATION REGARDING PROVIDING RENTER INFORMATION AND ACKNOWLEDGEMENTS

Date of Adoption: June 24, 2015

The above-referenced Resolution was adopted by the Board of Directors as of the date set forth.

Signatures	Vote (Y/N)	
Director <u>[Signature]</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Director <u>[Signature]</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Director <u>[Signature]</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Director <u>[Signature]</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Director <u>[Signature]</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No

ATTEST:

[Signature]
Secretary

Date: 7/24/2015

EXHIBIT A

Owner Names: _____

Property Address: _____

Tenant Name and Contact information (list each):

Name	Preferred Contact Phone Number	Preferred Contact Email Address

Signature of person providing information:

Owner or representative

If owner representative, state basis of authority below:

EXHIBIT B

**TENANTS' ACKNOWLEDGMENT OF
RULES AND REGULATIONS OF LAFAYETTE VILLAGE COMMUNITY ASSOCIATION**

Property Address: _____

Property Owner(s): _____

The undersigned, being each of the tenants in the property set forth above, hereby acknowledge that they are aware of, and they consent to and agree to comply with all of the rules and regulations of Lafayette Village Community Association.

A copy of all rules and regulation of the Association is available on the Lafayette Village Community Association website located at http://www.lafayettevillage.org/lvca_documents.htm.

Tenant Name (printed)	Tenant Signature

Overview of LVCA Rules and Regulations for Tenants of Homes in Lafayette Village

First, and on behalf of the Lafayette Village Community Association, welcome to our community! We are proud of Lafayette Village, its distinctive look and ambience, and hope you enjoy it as much as the homeowners do. We want your time living in Lafayette Village to be an enjoyable experience for you and your neighbors. Being aware of and following the relevant Association rules and guidelines will help ensure that.

You should know that the Lafayette Village community is a covenanted homeowners association, governed by a set of documents including our covenants, bylaws, architectural (ACC) guidelines, and various rules and regulations adopted by the Board of Directors. The Association itself enforces these governing documents. You can review all Association governing documents on our website, www.lafayettevillage.org/lvcadocuments.htm.

As a tenant or renter, you may not be responsible for much of the physical maintenance of your residence, if your landlord takes care of those details. There are some community rules, however, that do apply to you. Failure to follow them could result in sanctions being issued to you and to your landlord, including loss of parking spaces and denial of pool passes. These rules include:

- **Trash collection** – Trash is collected every Monday and Thursday, with recyclables collected on Mondays as well. If Thursday falls on a holiday or a snow emergency, trash will be collected the next scheduled trash collection day. On Merrimac Trail, yard waste is collected on Mondays. Trash and recyclables should be placed curbside in front of your home **no earlier than 6:00pm the day before trash collection day**. All trash containers must be returned to your home or back yard the same day after the trash or recyclables have been collected. Trash and recycle containers **cannot** be stored in your front yard or on your front porch.
- **Back yard maintenance** – While the Association provides front yard maintenance services to the townhomes, you are responsible for maintaining your fenced-in back yard. This means grass needs to be mowed, weeds pulled, and any loose trash, animal waste and other refuse needs to be collected and put out with your trash.
- **Pet Waste** – Although this should go without saying, you are responsible for cleaning up after your pet. The Association has bag holders and trash cans throughout the community for your use when picking up after your pet.
- **Architectural Control Committee (ACC) Guidelines** – These guidelines, available on our website, detail a comprehensive set of requirements which all homes in Lafayette Village must follow. Some of these guidelines are directly relevant to you as a tenant. For instance,
 - All windows visible from the street must have appropriate window treatments.
 - Yard ornaments are prohibited.
 - Yard plantings are controlled, as well, so if you want to do some front yard beautification, please read the guidelines before proceeding with your project.
 - Fans are not allowed in windows facing the street.
 - Bikes, strollers, toys, etc, may not be stored in your front yard or on your front porch.

As a tenant you should review the ACC Guidelines to determine which of these may pertain to you.

- **Resident Parking** -- Like most of Washington DC, and Northern Virginia, Lafayette Village has very limited parking. The Association has assigned spaces to each townhouse, and we appreciate the kind respect of our neighbors in protecting our limited parking slots. A few common courtesy recommendations:
 - Don't block or use spaces not assigned to you and advise your visitors to respect the reserved slots. It helps to tell your visitors where the additional parking and visitor slots are located.
 - When you have special projects that require work vehicles to occupy your spaces please make sure your contractors understand to leave your neighbors' reserved parking clear.

- No commercial vehicles are allowed to park on community streets or driveways, except vehicles used by contractors working on your residence.
- Towing is enforced for unauthorized automobiles occupying reserved spaces without permission.
- **Visitor Parking** – The Association has created a limited number of visitor parking spaces, located on Byrds Nest Pass, Yorktown Village Pass, and Butterfield Lane/Mt. Airey Lane. In addition, when the pool is closed, the pool parking lot can be used by visitors. All these visitor parking spaces are reserved for your visitors to use for up to two continuous days. Vehicles belonging to tenants that are found parking in these spaces will be ticketed and are subject to towing.
- **Speed Limits** – The speed limit on all community streets is 15 MPH. The speed limit on Lafayette Village Drive, Trammell Road and Merrimac Trail is 25 MPH.
- **Sub-leasing your rental property:** Our covenants specifically prohibit the sub-dividing of homes. The entire community is zoned for single family residences only. A tenant who sub-leases a part of the rental home will violate the covenant and may be subject to suitable court actions, including lawsuits.
- **“Noxious or offensive activity”** – Article VI, Section 6(a) specifically prohibits any activity or behavior that may be or become an annoyance or nuisance to the neighborhood. This covers such things as preparing foods with strong, offensive, and lingering odors, holding a noisy party late at night, uncontrolled barking dogs, and selling illegal substances from the rental property.
- **Mailings from Sequoia Management to your landlord** – If you receive mail from our management company to your landlord, please make sure he or she receives the mailing. While Sequoia makes every effort to identify your landlord’s actual mailing address, on occasion mail is addressed to his or her property in Lafayette Village.

The Board of Directors of Lafayette Village and our property manager, Dale Edwards are available to answer any questions you may have about our community or the Annandale area. Additional information may be found on the LVCA web site, www.lafayettevillage.org. We hope you feel at home and welcome as a member of our community.