

RESOLUTION BY CONSENT OF THE BOARD OF DIRECTORS

RULES AND REGULATIONS

The undersigned, being a majority of the Directors of the Queen's Creek Estate Homeowners Association, Inc. (*The "Association"*), hereby consent to the adoption of the following resolution:

RESOLVED, that the Queen's Creek Estate Homeowners Association Rules and Regulations be adopted as follows:

Use Restrictions

Nuisance:

- No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Improvement Location:

- No building, fence or other structure shall be located on any lot nearer to the front lot line than the minimum building setback line shown on the plat.
- The location of all buildings, fences or other structures also shall comply with the applicable laws of York County, Virginia (the "County" as they exist at the time of the erection of the same).
- No building shall be erected, altered, placed or permitted to remain on any lot except one detached single-family dwelling not exceeding three stories in height, one private garage for not more than three cars and one accessory building not exceeding ten feet (10') in height or three hundred (300) square feet in area.

Temporary Structures:

- No trailer, camper, tent, garage, accessory building, other than the primary dwelling on the lot, or other enclosure, shall be used on any lot, at any time, as a residence or dwelling either temporarily or permanently.

Ungaraged Vehicles:

- All ungaraged vehicles of any kind which are regularly parked within the subdivision or abutting streets shall be licensed and operable, and shall have an unexpired state inspection.
 - Vehicles with visible flat tires will be considered inoperable.
- No major vehicle maintenance or overhaul of un-garaged vehicles will be permitted.
- All boats, boat trailers, campers, trailers and other similar items which are not self-propelled shall be parked or stored in the garage or behind the house, and not in the driveway in front of the dwelling or on the streets within or abutting the subdivision. For corner lots, the aforementioned items also shall be substantially screened from view from the side street,
 - For the purpose of clarification "behind the house shall mean behind the rear corners of the home" as depicted in exhibit "A".
 - Trailers that are hitched to an operable vehicle and used for occupational/vocational purposes on a **daily basis** shall be exempt from this restriction.

Livestock, Poultry and Pets:

- No livestock, poultry or other animals of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other similar household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose, and further provided that the maximum limit of all dogs and cats together shall not exceed (3) per lot at any given time.
- All household pets other than dogs and cats must be kept within the dwelling, garage or accessory buildings at all times.
- All animals must be properly managed so as not to be a nuisance to neighbors due to noise, odor, or trespassing.

Signs:

- No sign of any kind shall be displayed to the public view on any Lot, except one professional sign on a stand not more than six square feet (6 sq. ft.) above the ground, advertising the property for sale or rent, or signs used by a builder to advertise a lot or the subdivision during the construction and sales period.
 - Allowable signage includes: alarm, no trespassing, no soliciting, private property, pet warnings, no parking (for driveway)
 - Company and service advertising is not permitted.

Antennas:

- No television, radio, or other similar antennas except the types customarily attached to residences, shall be allowed on any lot: and if permitted, no such antenna shall extend more than ten feet (10') higher than the roof of the residence to which it is attached.

Garbage and Refuse Disposal:

- No lot shall be used or maintained as a dumping ground for rubbish.
- All trash, garbage, or other waste shall be kept in sanitary containers.
- All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- All equipment necessary for the storage, disposal and recycling of such material may be placed at the curb the day before the scheduled pick-up and must be returned to the side or rear of the home the day of the pick-up.

Remedy for Enforcement:

The Board of Directors may assess charges against any Unit Owner for violation of these Rules and Regulations for which the Owner or his family members, tenants, guests or other invitees are responsible.

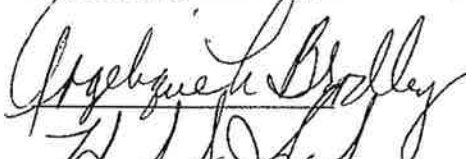

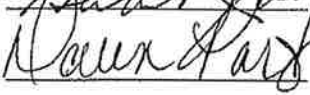
Enforcement of all Rules and Regulations will be in accordance with the following procedure:

- 1st written notice: Official violation notice and request for compliance
- 2nd written notice: 2nd official notice and request for compliance within 5 days
- 3rd written notice: Notice of an administrative hearing. The administrative hearing shall be in accordance with §55-513 as repealed.
 - A \$25.00 administrative hearing fee will be charged.
 - Any charges imposed after an administrative hearing shall not exceed \$50 for a single offense or \$10 per day for any offense of a continuing nature and shall be treated as an assessment against the member's lot

RESOLVED, that each of the Officers and Directors of the corporation is hereby authorized to take such steps and perform such duties as they deem appropriate to implement this resolution.

BE IT FURTHER RESOLVED, that the Secretary of the corporation is hereby directed to file this resolution among the records of the corporation.

BE IT FURTHER RESOLVED, that the foregoing resolution be deemed effective December 14, 2011.

DIRECTOR'S SIGNATURE	DIRECTOR'S PRINTED NAME	DATE
	ANGELIQUE N. BRADLEY	12/14/11
	HERBERT J. COOKE SR.	12/14/2011
	Dawn Park,	12/14/2011
_____	_____	_____
_____	_____	_____

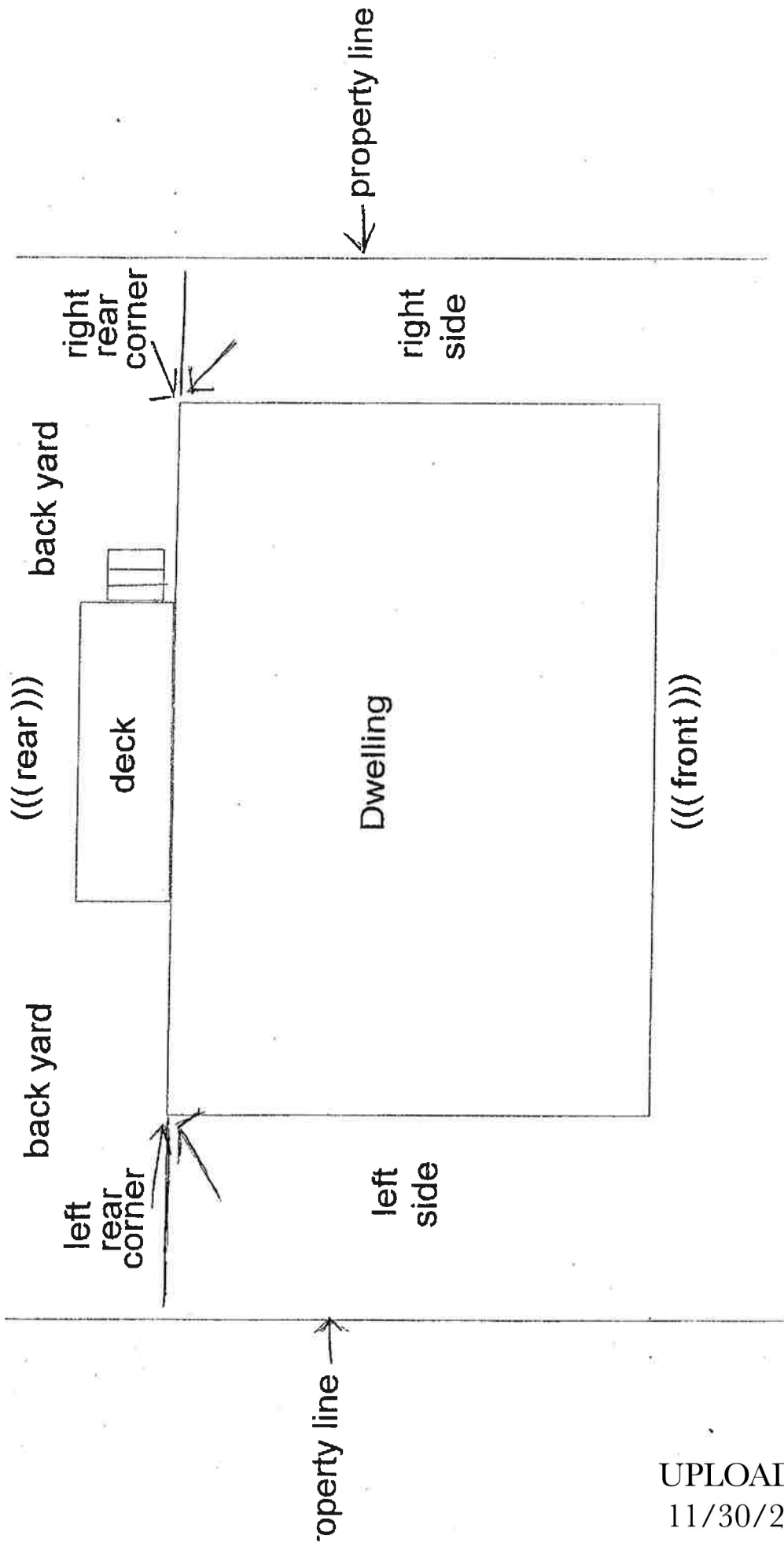


EXHIBIT "A"

UPLOADED
11/30/2020