

**RESOLUTION OF THE BOARD OF DIRECTORS OF
VICTORIA CONDOMINIUM ASSOCIATION, INC.**

Victoria Heights Loitering Policy

WHEREAS, Section 5 of the Declaration of Condominium for Victoria Heights, A Condominium ("Declaration") for Victoria Heights Condominium Association, Inc. ("the Association") defines, Common Elements as all portions of the Condominium not located within the boundaries of a Unit;

WHEREAS, Section 9b of the Declaration gives the Association the right to enforce reasonable rules and regulations governing the use of the Condominium (including the Units), Limited Common Elements, and Common Elements (collectively known as the "Condominium");

WHEREAS, Section 9c of the Declaration, the Association has the right to enforce use restrictions, other Declaration and Bylaws provisions, and rules and regulations by the imposition of reasonable monetary fines, suspension of use and voting privileges, and the exercise of self-help;

WHEREAS, Section 14 of the Declaration states that each Owner of a Unit ("Owner") shall be responsible for ensuring that the Owner's family, guests, tenants and Occupants (collectively known as "Owner's Invitee(s)") comply with all zoning requirements, the provisions of the Condominium Instruments and the rules and regulations of the Association;

WHEREAS, Section 14f of the Declaration, prohibits noxious, destructive or offensive activity and further states that no owner or occupant of a Unit may use or allow the use of the Unit or any portion of the Condominium at any time, in any way or for any purpose which may endanger the health, unreasonably annoy or disturb or cause embarrassment, or discomfort to other Owners or Occupants, or in such a way as to constitute, in the sole opinion of the Board of Directors, a nuisance;

WHEREAS, the residents of Victoria Heights are entitled to quiet enjoyment and protection from the threat generated by loitering of individuals in public places; and

NOW, THEREFORE, the Board of Directors of Victoria Heights Condominium Association, Inc., hereby prohibits loitering on the Common Elements of Victoria Heights Condominiums.

I. GENERAL

- a. The Condominium as defined in the Declaration is strictly for the use of Owner and Owner's Invitee(s).
- b. Common elements include, but are not limited to, the parking lot, breezeways, and the clubhouse.
- c. Loitering is defined as:
 - i. Gathering and/or socializing among public areas within the Condominium without prior consent from the Association;
 - ii. Gathering and/or obstructing access to the Condominium, including, but not limited to roadways, breezeways and entrances to buildings or dwellings;
 - iii. Presence in a public area and conspicuously or inconspicuously engaging in an activity that is contrary to the presumed functional purpose of the immediate area;

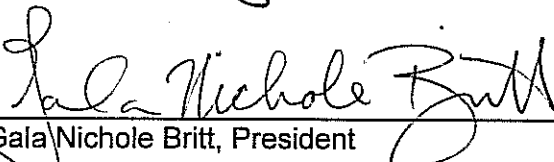
II. ENFORCEMENT


- a. Persons violating the Loitering Policy (or their guests) will receive a notification either via the postal service or in person via an authorized representative of the Association, which shall include, but is not limited to current Board Members or any authorized agents employed by the Association, such as a Security Officer ("Officer").
- b. Officer shall document any observed violations of the Loitering Policy including details of the alleged violation, such as a description, location and time of violation;
- c. Officer shall obtain identifying information of any individual(s) observed to have committed the violation, including name, unit number and relation to Owner of identified unit and may do so through direct conversation and/or observation;
- d. Officer shall issue an oral or written warning notice to the individual(s) and provide notification to the Association of having done so;
- e. The Association will provide a written notice to the Owner of the identified unit, which shall serve as due notice and is subject to a penalty or fine, contingent on the nature of the violation;
- f. Repeat violation or refusal to cooperate with Officer and/or the Association in the enforcement of the Policy, may result in fines and/or suspension or revocation of rights to the Condominium as permitted by the Declaration;
- g. The Association reserves the right to seek reimbursement of any incurred expenses or damages resulting from violations, which may be assessed to the identified Owner;
- h. Violations that pose an imminent threat to the Condominium and/or its residents, may result in the summons of local law enforcement for assistance.

The rules contained in this policy do not supersede the any related rules in the Declaration or Bylaws.


ADOPTED by the Board of Directors this 10th day of February 2011.

Date: February 10, 2011



Gala Nichole Britt, President


Linda Anderson, Vice President


David McLeod, Treasurer


Janice Starks, Secretary


Donovan Adams, Director


Tonya Smith, Director