

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION

ADMINISTRATIVE RESOLUTION NUMBER TWENTY-ONE

RELATING TO RULES AND REGULATIONS FOR YARD SALES

WHEREAS, Article III, Section Two of the Parkfairfax Condominium Unit Owners Association Bylaws assigns the Board of Directors with “.....all the powers and duties necessary for the administration of the affairs of the Unit Owners Association,” and further states that the Board of Directors:....may do all such things as are not by the Condominium, Act, The Declaration or by these Bylaws required to be exercised and done by the Unit Owners Association; **AND**

WHEREAS, Article V, Section Eight of the Parkfairfax Condominium Unit Owners Association Bylaws places certain restrictions on use of the common elements; **AND**

WHEREAS, the Board of Directors deems it desirable to establish certain rules by which residents of Parkfairfax can temporarily use common areas for the purpose of conducting yard sales;

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors does establish and provide the following rules and regulations governing yard sales.

PART 1: GENERAL REQUIREMENTS

Participation in yard sales is limited only to those who reside in Parkfairfax (no offsite friends, etc. may participate in any way whatsoever).

Only regular household goods may be sold at any yard sale (no importation of goods to be sold specifically at a yard sale).

Advertisement and directional signs must conform with City of Alexandria ordinances, and are not permitted on Association common property. In all events, such signs shall not be posted more than 3 days prior to the scheduled day of the yard sale, and all such signs shall be taken down no more than 24 hours after the day of the yard sale.

PART 2: APPLICATION PROCESS/ENFORCEMENT

Prior approval of the Association Management Office must be secured in advance of any yard sale through submission of an application form substantially similar to the application form presented as Exhibit A to this resolution at least 5 working days in advance of the day of the sale.

Failure to secure approval before a yard sale event, or violations of the requirements regarding the posting and removal of signs, may result in hearing before the Association’s Covenants Committee and may further result in the imposition of a monetary charge.

EXHIBIT A

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION

YARD SALE APPLICATION

Date: _____

Name of applicant: _____

Address of applicant: _____

Telephone Numbers: Daytime: _____ Evening: _____

Date of sale: _____

Sale location: _____

Name and addresses of
other yard sale participants
(please attach a sheet if needed):

1. _____

2. _____

3. _____

4. _____

5. _____

An inspection may follow the yard sale to assure that all signs have been removed and that common area has not been damaged.

For Administrative Use

Approved by: _____ Date: _____

Date of inspection: _____

Name of staff inspector: _____

If violation(s), what: _____

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VOTE

April 25, 2001
 (DATE OF ADOPTION)

April 25, 2001
 (DATE EFFECTIVE)

YES NO

 (OTHER)

MATTHEW NATALE
 (PRESIDENT)

YES NO

 (OTHER)

STEVE COSTA
 (VICE-PRESIDENT)

YES NO

 (OTHER)

DAVE BUSH
 (SECRETARY/TREASURER)

YES NO

 (OTHER)

LYNN HUMPHRIES
 (DIRECTOR)

YES NO

 (OTHER)

MARIA WILDES
 (DIRECTOR)

YES NO

 (OTHER)

MARY DENNIS
 (DIRECTOR)

YES NO

 (OTHER)

GEORGE KASEOTE
 (DIRECTOR)

YES NO

 (OTHER)

CHARTLEY WARD
 (DIRECTOR)

YES NO

 (OTHER)

MATT HECKEL
 (DIRECTOR)

ADOPTED AT A REGULAR BOARD MEETING
 (TYPE OF)

ATTEST: _____
 (SIGNATURE)

 SECRETARY
 (TITLE)

AMENDED AT A REGULAR BOARD MEETING
 (TYPE OF)

AMEND SECTION NUMBER _____

ATTEST: _____
 (SIGNATURE)

 (TITLE)