

**GREENFIELD HARBOUR PROPERTY OWNERS ASSOCIATION  
POLICY RESOLUTION NO. 18-01**

**Policy required under *Articles of Incorporation and Declaration of Covenants, Resolutions and Reservations for Greenfield Harbour Subdivision, concerning force mains.***

THE PROBLEM: There are approximately **45** lots in this community that are affected by the location of force mains (sewer lines), either because they themselves have a remote drainfield elsewhere in the subdivision, or because the lines pass through a utility easement on their property. (If in doubt, consult the plat of the property or contact the Northumberland County Health Department). In an effort to prevent a recurrence of problems which arose in 2017, the GHPOA Board of Directors has decided that

**WHEREAS**, Section B (1) of the Articles of Incorporation of Greenfield Harbour Property Owners Association, Inc. states that a purpose for which the corporation is organized is "*to develop a community designed for safe, healthful, and harmonious living,*" and Section B (4) also states as a purpose "*To aid and cooperate with the members in the enforcement of such conditions, covenants, and restrictions on and appurtenant to their property as are now in existence...*" (*emphasis added*); and

**WHEREAS**, Title 55 of the Code of Virginia, Chapter 4, Section 55-50, states that "*Every deed conveying land shall be construed to include all buildings, privileges and appurtenances of every kind belonging to the lands therein embraced unless an exception therefor is made in the deed.*" (*emphasis added*),

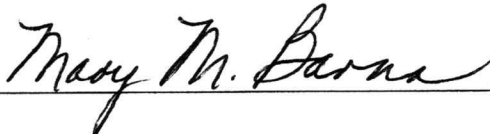
**THEREFORE** the following policy is immediately in effect:

1. That all persons planning to dig in any easement duly notify the GHPOA at [www.greenfieldharbourpoa.com](http://www.greenfieldharbourpoa.com), or P O Box 637, Burgess, Va, AND all utilities of their plans to dig, to include: electric, cable, telephone and water companies and request that the lines be marked; and
2. That for those properties affected by force mains, these mains should also be marked. (NOTE: the water company, E.L. Goddard, has offered to mark them for a nominal charge) and
3. That any person who digs in a utility easement in the GHPOA will be responsible for any damages to lines that may occur.

*NOTE: attached to this document is a plat from the Northumberland County Health Department showing the location of the force mains.*

THE GREENFIELD HARBOUR POA BOARD  
OF DIRECTORS

August 18, 2018

  
\_\_\_\_\_  
President



OTHER LAND OF  
TRENKLEID COVE

Broken  
force mains  
serve lots  
7,6,5,4  
Occupied  
lots 7 & 4

FOR REMOTES

HELLEN PITTMAN