

**GREENFIELD HARBOUR PROPERTY OWNERS ASSOCIATION
POLICY RESOLUTION NO. 15-01**

Policy required under Articles of Incorporation and Declaration of Covenants, Restrictions and Reservations for Greenfield Harbour Subdivision, concerning property maintenance.

WHEREAS, Section B of the Articles of Incorporation of Greenfield Harbour Property Owners Association, Inc. No. 4; "To aid and cooperate with the members of such conditions, covenants, and restrictions on and appurtenant to their property as are now in existence, as well as any other conditions, covenants, and restrictions as shall hereafter be approved by majority vote of the members of the cooperation and other governmental authorities of Northumberland County having jurisdiction in relation to any zoning that may affect any portion of the subject property." No. 5; "In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any portions of Greenfield Harbour and their property interests therein."

WHEREAS, No. 6 of the Declaration of Covenants, Restrictions and Reservations for Greenfield Harbour Subdivision, Northumberland County, Virginia, "All trash and garbage will be kept from public view. All sites shall be maintained in a neat and orderly appearance, including periodic cutting of grass. **The Declarants, and/or the Property Owner's Association, is hereby given authority and permission, after due notice to the violator, to go upon any unimproved lot when the grass exceeds a height of one foot for the purpose only of mowing said grass. The lot owner shall be liable for the reasonable cost of mowing, billing and collection.** *(emphasis added).*

NOW, THEREFORE, The Board of Directors adopts the following policy:

1. The Property Manager and /or delegated representative shall periodically inspect all undeveloped properties to ensure the grass is kept to within the maximum one foot height requirement.
2. If any above mentioned property has been found to be out of conformance with the covenants, the Property Manager and /or delegated representative will send a letter of non-conformance to the property owner of that lot, with the purpose of informing the property owner of the current condition and request that it be mowed as soon as possible.
3. After a period of two weeks from the date when the letter was mailed, if the owner of cited property has not corrected the issue of non-conformance, then the Property Manager and /or delegated representative will contract the property to be mowed with a landscaping/ mowing contractor of their choosing and the property owner of this lot will be billed accordingly and be held liable for the cost of mowing, billing and collections as well as any related late charges that may be incurred.
4. A second offense of non-conformance on any given property as per item No. 1 above, the Property Manager and /or delegated representative shall, **without any further notice to property owner**, contract the property to be mowed with a landscaping/ mowing contractor of their choosing **on a periodic basis for the remainder of the mowing season** and the property owner of this lot will be billed accordingly and be held liable for the cost of mowing, billing and collections as well as any related late charges that may be incurred.

The effective date of this Resolution shall be April 29, 2015

Greenfield Harbour Property Owners Association

By: Mary M. Barna
Board of Directors, President