

RECEIVED OCT 26 2009

ST. JAMES PLACE OWNERS ASSOCIATION, INC.
POLICY RESOLUTION NO: 2009-09-30
RELATING TO CHIMNEY AND DRYER VENT INSPECTIONS

090020711

This resolution to the Rules and Regulations of the St. James Place Owners Association, Inc., a Virginia non-stock corporation (hereinafter referred to as Association) is made this 15th day of October, 2009

WHEREAS, Section 8.1 of the Bylaws of the Association provides that the Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by the Articles of Incorporation, Declaration, or these Bylaws directed to be exercised or done by the members;

WHEREAS, Article IX, Section 9.1.J of the Declaration provides that reasonable rules and regulations concerning the use of the Common Elements and conduct of the Owners, their families, guests, tenants, agents and invitees within the Condominium project may be made, amended and revoked from time to time by the Board of Directors of the Association;

WHEREAS, Section 55-79.74:1 of the Act requires the Board of Directors to keep detailed books and records of the Condominium;

WHEREAS, Section 603.6 of the Statewide Fire Prevention Code requires chimneys, incinerators, smokestacks or similar devices for conveying smoke or hot gases to the outer air and the stoves, furnaces, fireboxes or boilers to which such devices are connected, shall be maintained so as not to create a fire hazard; and

WHEREAS, at a Special Meeting of the St. James Place Board of Directors duly called and held on October 6, 2009, at 6:30 p.m. on said day, a motion was made by Chris Felice and seconded by Betty Gratto which resulted in a majority 3-0 vote of the Board of Directors.

NOW, THEREFORE, be it resolved that the Board of Directors of the Association adopts this resolution to add the following policies related to chimney and dryer vent inspections to the Rules and Regulations:

- 1) All unit owners shall have their chimneys and dryer vents inspected and cleaned (as required) annually except as noted below:

Exception

Unit Owners electing not to use their chimney during the coming year shall submit a letter stating that they certify that the chimney will not be used. Unit Owners opting to use this exception shall have their chimney inspected and cleaned (as required) prior to any use.

- 2) All chimney and dryer vent inspections shall be conducted by a certified and licensed inspector.
- 3) A report shall be submitted to the management company for record retention. This report shall be submitted no later than September 30 of each year.
- 4) Unit owners failing to submit the proper documents shall be subject to the penalties authorized per the Rules and Regulations.

ST. JAMES PLACE OWNERS ASSOCIATION, INC.
POLICY RESOLUTION NO: 2009-09-30
RELATING TO CHIMNEY AND DRYER VENT INSPECTIONS

NOW, THEREFORE, be it resolved that this resolution shall be in effect until the Resolution is modified, altered, amended, repealed or revoked by a majority vote of the Board of Directors.

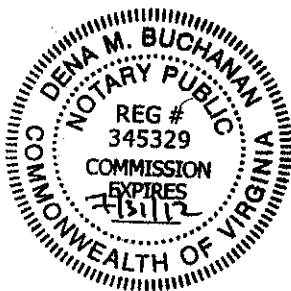
Witness the following signature, this 15th day of October, 2009

ST. JAMES PLACE OWNERS ASSOCIATION, INC.

By: [Signature]
Nicholas Zarembo, President

STATE OF VIRGINIA
CITY OF NEWPORT NEWS

I, Dena M. Buchanan, agent for St. James place Owners Association, Inc., do hereby certify that Nicholas Zarembo, as President of the St. James Place Owners Association, Inc., whose name is signed to the foregoing writing bearing the date on the 15th day of October, has acknowledged the same before me in my City and State aforesaid.



[Signature]
Dena M. Buchanan, Notary Public

My Commission Expires: July 31, 2012

My Notary Registration #: 345329

090020711
REC'D
2009 OCT 21 AM 11:43
RECEIVED
NEWPORT NEWS CIRCUIT COURT
REX A. DAVIS, CLERK: BY
[Signature]