

**BRAMBLETON COMMUNITY ASSOCIATION**

**POLICY RESOLUTION NO. 14**

*Collection of Assessments from Lots Within Subassociations*

WHEREAS, Article 4, Section 4.1 of the Bylaws for Brambleton Community Association ("Association") provides that the business and affairs of the Association are managed by the Association's Board of Directors ("Board");

WHEREAS, Article 6, Section 6.5 of the Association's Declaration grants the Board the power to collect Assessments, as that term is defined in Article 1, Section 1.1(8) of the Declaration;

WHEREAS, Article 6, Section 6.7 of the Declaration grants the Board the power, upon resolution of the Board, to collect certain Assessments directly from Subassociations, as that term is defined in Article 1, Section 1.1(46) of the Declaration;

WHEREAS, it is the intent of the Board to adopt this resolution providing that certain Assessments be collected directly from the Subassociations, rather than directly from the individual lot owners who are subject to a Subassociation, in accordance with Article 6, Section 6.7 of the Declaration.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board, on behalf of the Association and as authorized by the Declaration and this Resolution, hereby elects to collect certain Assessments directly from the Subassociations as follows:

1. With respect to any Annual or Additional Assessments provided for in Article 6 of the Declaration that are payable by Owners of Lots who are also members of a Subassociation, the Board shall collect such Assessments directly from the Subassociation that governs such Lots. The payment and collection of such Assessments shall be governed by the provisions of Article 6, Section 6.7 of the Declaration, as further set forth in the numbered paragraphs below.

2. The payment of such Assessments shall be an obligation of such Subassociation, but each Owner shall remain personally liable for the Assessment against such Owner's Lot and each

such Lot shall remain subject to a lien for Assessments.

3. All notices regarding Assessments against such Lots shall be sent to such Subassociation, and the Subassociation shall be responsible for paying the Assessments directly to the Association on or before the stated due dates. However, notices of any intention to file a lien on an Owner's Lot shall also be sent to the Owner of the Lot.

4. This resolution shall not limit or waive any of the Association's remedies for nonpayment of Assessments.

5. Any Owner of a Lot subject to the jurisdiction of a Subassociation that did not pay an Assessment levied against such Subassociation pursuant to this Resolution shall have the right to pay the portion of that Assessment attributable to such Owner's Lot directly to the Association, and such Owner's Lot shall not be subject to further Assessment or Lien by the Association or the Subassociation with respect to such Assessment.

6. The terms "Annual Assessments", "Additional Assessments", "Lot", and "Owner", as referenced in this resolution, shall have those meanings set forth in Articles 1 and 6 of the Declaration.

7. This Resolution shall be effective as of January 1, 2007.

**BRAMBLETON COMMUNITY ASSOCIATION  
RESOLUTIONS ACTION RECORD**

Resolution Type: Policy      No. 14

Pertaining to: Collecting Assessments from Lots Within Subassociations

Duly adopted by the unanimous written consent of the Board of Directors, pursuant to Section 4.3 of the Association's Bylaws, with such written consents reflected below or attached hereto.

DIRECTORS'  
SIGNATURES:

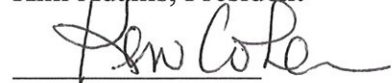
VOTE/CONSENT:

YES



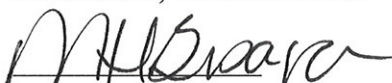
yes

Kim Adams, President



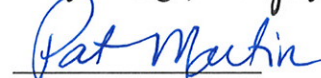
yes

Ken Cohen, Vice President



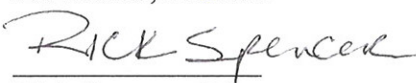
yes

Meryl Bisaga, Secretary/Treasurer



yes

Pat Martin, Director



yes

Rick Spencer, Director

ATTEST:

  
Meryl Bisaga, Secretary

12/22/06  
Date

FILE:

Book of Minutes - 2006

Book of Resolutions:

Resolution effective: January 1, 2007