

RESOLUTION NO. 2017-1

Parkway Place Homeowners Association

Records Review and Cost Schedule

WHEREAS, the Code of Virginia, 1950, as amended (the "Virginia Code"), was amended by statute effective July 1, 2015, to allow the association to impose and collect a charge, reflecting reasonable costs of materials and labor; and

WHEREAS, Section 55-79.74:1.D states the "Charges may be imposed only in accordance with a cost schedule adopted by the executive organ," and;

WHEREAS, Section 55-79.74:1.B lists the records that are considered Official Records of Parkway Place Homeowners Association; and

WHEREAS, it is the intent of the Board to establish procedures for the Association that meet the requirements of Section 55-79.74:01 of the Virginia Code as the same may be amended and/or supplemented from time to time; and

WHEREAS, the Board of Directors will provide notice of this policy to all current owners by mailing a copy of this Resolution to current owners and to all future owners by include the Resolution in the resale disclosure packages prepared pursuant to Section 55-50934 and Section 55-509.5 of Virginia Code; and

WHEREAS, this Resolution shall remain in full force and effect until the CIC Board adopts any applicable regulations pursuant to Section 55-79.74:01 or until amended by further resolution of the Board, whichever first occurs.

NOW THEREFORE, the Board of Directors of Parkway Place Homeowners Association does hereby adopt this Resolution in order to adopt the following Cost Schedule for Reviewing Association Records:

1. The Official Records of Parkway Place Homeowners Association shall be maintained at the following location: Hall Associates, Inc., 2800 Keagy Rd, Salem, VA 24153, or another record keeping location approved by the Parkway Place Homeowners Association Board of Directors at a regular Board meeting.
2. The records are open for inspection and available for photocopying by Members of the Association or their authorized agents.
3. The request of a member or authorized agent to inspect the Official Records of the Association must be in writing and must provide contact information for the requesting member to the Association's managing agent for scheduling purposes. Failure to include contact information may result in the Managing Agent's inability to schedule the inspection. The request must be mailed to the Association via Certified Mail, Return Receipt Requested, in care of the Managing Agent.

4. After receipt of a request for inspection of records, the Managing Agent will contact the requesting owner within five (5) business days to schedule a mutually convenient time for the records to be made available for inspection. The records should be made available for inspection within fifteen (15) business days of the receipt of the request for inspection of records.
5. After the initial inspection, if the records inspection is not completed by the inspecting party, the records will again be made available for inspection for one (1) eight (8) hour day, thirty (30) days after the initial inspection takes place.
6. The member that requests the inspection must be in attendance at the records inspection. The member is allowed to bring one additional member or an authorized agent. Non members and non attorneys who are not members or authorized agents of the association may not attend the inspection. No more than two (2) persons are permitted to inspect the records requested to be inspected at that time.
7. If a member requests that copies be made, the Association will have the pages copied at fifteen cents (.15) per page for black and white copies and forty-five cents (.45) per page for color copies, at that time, by the management company, Hall Associates. The member and/or the member's authorized agent, must pay, in advance, for the records being copied.
8. The Managing Agent will implement up to a forty-five dollar (\$45) per hour charge to the association for compiling copies of any information requested by home owners. This charge will then be billed to the owner by the association. This includes, but is not limited to, copies of financials, correspondence, contracts, additional copies of minutes, insurance information, etc. Payment will be due at the time of inspection. There is a minimum one (1) hour billing charge. After the first hour, the homeowner will be billed in fifteen (15) minute increments.
9. The Managing Agent will implement up to a forty-five dollar (\$45) per hour charge to the association for being present and assisting with questions while documents are reviewed within the office of the managing agent by the requesting owner. This charge will then be billed to the owner by the association. Payment will be due at the time of inspection. There is a minimum one (1) hour billing charge. After the first hour, the homeowner will be billed in fifteen (15) minute increments.
10. The Managing Agent will implement up to a forty-five dollar (\$45) per hour charge to the association for preparing information for public viewing for the requesting owner. This charge will then be billed to the owner by the association. This includes but is not limited to removing any home owner specific information from financial reports, architectural requests, landscaping change requests, correspondence, meeting notes, etc. Payment will be due at the time of inspection. There is a minimum one (1) hour billing charge. After the first hour, the homeowner will be billed in fifteen (15) minute increments.