

OAK HILL RESERVE HOMEOWNERS, INC.

AMENDMENT TO DESIGN GUIDELINES

WHEREAS, Va. Code § 55-513A (*Virginia Property Owners' Association Act - Adoption and enforcement of rules*) grants to the Board of Directors of the Association "the power to establish, adopt and enforce rules and regulations with respect to...such other areas of responsibility assigned to the [A]ssociation by the [D]eclaration"; and,

WHEREAS, Article 8, Section 8.3 (*Rules and Regulations*) Declaration for Oak Hill Reserve ("Declaration") states in pertinent part that the Board of Directors "shall have the power to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the Property or of any portion thereof...." and,

WHEREAS, the aforementioned Design Guidelines were approved and adopted by the Board of Directors in 2007, and the Board of Directors now deems it to be in the best interests of the Association to amend the Design Guidelines in certain particulars;

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT the Board of Directors approves and adopts the following amendments to the Design Guidelines.

SATELLITE ANTENNA POLICY

No application is required to install a satellite antenna that complies with FCC rules (generally must be less than 39 inches in diameter and designed to receive direct broadcast satellite services, or an antenna designed to receive local television broadcast signals that does not extend more than 12 feet above a roofline). All other antennas are prohibited. Acceptable antennas shall be placed in a position to as to minimize the appearance when viewed from the street. The preferred location is on the back roof of the house. A less preferred but acceptable location is in a back yard or side yard of a house, but such locations shall be screened with appropriate bushes or other landscaping to minimize their appearance from the street.

In all other respects, the Design Guidelines remain unchanged and in full force and effect, except with respect to amendments which may from time to time be approved, executed and enacted by the Board of Directors acting in accordance with the Association's governing documents.

OAK HILL RESERVE HOMEOWNERS ASSOCIATION, INC.

AMENDMENT TO DESIGN GUIDELINES

RESOLUTION ACTION RECORD

Pertaining to: Satellite Antenna Policy

Duly adopted at a meeting of the Board of Directors of the Oak Hill Reserve Homeowners Association, Inc., held June 25, 2012.

Motion by: Johnson Seconded by: Martin

VOTE:

YES NO ABSTAIN ABSENT

Jack Norrell, President

X _____ _____ _____

Gary Lloyd, Vice President

_____ _____ _____ X

John Monacci, Treasurer

X _____ _____ _____

Joel Johnson, Secretary

X _____ _____ _____

Scott Martin, Director

X _____ _____ _____

ATTEST:

Joel Johnson, Secretary

John C. Norrell 6/25/12
Jack Norrell, President Date