

LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, LLC

POLICY RESOLUTION #3

RULES FOR USE OF ROOFTOP COURTS

WHEREAS, Section 4.1(b) of the Third Amended and Restated Declaration for Lansdowne Woods of Virginia (“Declaration”) provides that Lansdowne Woods of Virginia Community Association, LLC (“LWVA”) shall be managed by the Board of Members (“Board”) and that the Board shall have all of the powers and duties necessary for the administration of the affairs of LWVA;

WHEREAS, Section 4.1(a)(5) of the Declaration provides that LWVA may adopt or amend any reasonable Rules and Regulations not inconsistent with the Articles of Organization (“Articles”), Declaration, and any Supplementary Declarations (“Governing Documents”);

WHEREAS, Section 4.1(a)(6) of the Declaration provides that one of the purposes for which LWVA is organized is to promote and provide for the health, safety, convenience, comfort and the general welfare of the Owners of the Lots and the Occupants of the Property;

WHEREAS, LWVA is responsible for maintaining and managing the common facilities and amenities for the benefit, safety, and enjoyment of all residents and guests;

WHEREAS, LWVA has established and maintains rooftop tennis, pickleball, and bocce courts (“Courts”);

WHEREAS, the safe and respectful use of shared community amenities is essential to an enjoyable environment for all residents and visitors; and

WHEREAS, the Board deems it to be in the best interest of LWVA to adopt a policy regarding the use of the rooftop Courts.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby adopts the following policy which shall supersede and replace any previously adopted policies and procedures relating to the same or similar subject:

I. Availability and Eligibility

- A. Courts are available for use each day during posted hours.
- B. Courts are for the exclusive use of residents and their accompanying guests for the sole purpose of playing tennis, pickleball, or bocce. No other activity is permitted unless approved by the Board.
- C. A resident must accompany guests at all times.
- D. Each resident is responsible for the conduct of his or her guests.
- E. Unless otherwise posted, announced, or reserved for LWVA-sanctioned events or clubs, courts are available on a first-come, first-served basis.

II. Court Use and Play Time

- A. Play time is limited to 90 minutes when others are waiting, and players must yield the court at the end of the current game or set.
- B. If no one is waiting to play, a player whose time has expired may continue to play but must promptly relinquish the court if another player arrives.

III. Player Conduct and Etiquette

- A. Appropriate sportswear and soft-soled athletic shoes, including a shirt, are required.
- B. All rules of game etiquette apply when using the courts.
- C. Foul language or loud shouting is not permitted.
- D. Audio devices (e.g., music players) may only be used with earphones at a volume that does not disturb others.

IV. Cleanliness and Care of the Courts

- A. Court users must return all equipment to the proper storage area.
- B. Residents and guests must leave the court area in a neat and orderly condition.
- C. Trash must be disposed of in the receptacles provided.
- D. Food is not permitted on the courts or in the adjacent area. Beverages in non-breakable containers are permitted (no glass).

V. Safety and Facility Rules

- A. Gates must remain closed at all times. When leaving the courts, players should ensure the gate is securely closed if no others are present.
- B. Climbing on the gates or fences is prohibited.
- C. Children under the age of 16 must be under the direct supervision of an adult.
- D. Pets are not permitted on the courts, except for service or emotional support animals.
- E. Smoking is not permitted on the upper deck or court areas.

VI. Prohibited Items

The following are not permitted on the courts: play equipment (including skates and skateboards), toys, play pens, wheeled vehicles such as bicycles (except medically necessary mobility aids), wheeled shoes, gum, and non-soft-soled shoes.

VII. Enforcement

- A. Management reserves the right to clear the courts for rule violations or safety concerns.
- B. Residents should contact the management office if they observe violations or are unable to resolve issues regarding play time.

VIII. Liability

- A. All residents and guests use the courts at their own risk. LWVA, the Board, and the Managing Agent are not responsible for accidents, injuries, or loss, damage, or theft of personal property associated with court use.
- B. Personal items should not be left on the courts. LWVA assumes no responsibility for lost or stolen items.