

**FAIRFAX HERITAGE VII CONDOMINIUM UNIT OWNERS  
ASSOCIATION**

**REGULATORY RESOLUTION**

**MOVE OUT POLICY**

Effective October 31, 2005

**WHEREAS**, Section 55-79.53 of the Virginia Condominium Act, Code of Virginia (1950, as amended) (the “Condominium Act”) charges all owners and all those entitled to occupy a Unit with compliance with the Declaration and Bylaws of the Association as amended;

**WHEREAS**, Article 3, Section 2 and Article 5, Sections 5.A and 5.B of the Bylaws of the Fairfax Heritage VII Condominium Unit Owners Association (“the Association”) grant and assign to the Board of Directors the power and duty to provide for the operation, care, upkeep and maintenance of all of the Condominium property and to adopt rules and regulations governing the Condominium, Common Area including the Units and the Limited Common Elements;

**WHEREAS**, Article 5, Section 8 and Section 2, 5 and 12 of the Bylaws provides that: “No unit owner shall alter the exterior of the unit or the exterior of any building” and “No unit owner shall obstruct any of the common elements or cause or permit anything to be placed on or in any of the common elements without approval of the Board”;

**WHEREAS**, the Association wishes to adopt reasonable restrictions governing move outs and condition of property at vacancy.

**NOW THEREFORE**, the Board adopts the following restrictions and regulations for the Condominium hereinafter referred as the “Rules,” to become effective

immediately and which shall be binding upon all owners and their grantees, lessees, tenants, occupants, successors, heirs and assigns who currently or in the future may possess an interest in the condominium, which shall supersede any previously adopted rules on the same subject matter.

**I. Definitions**

- A. Front Patios- “Shall be left clean and neat and empty of all personal Belongings.”**
- B. Back Patios yards and decks – “Shall be left clean and neat and empty of all personal belongings.”**
- C. No personal trash, unwanted furniture or other personal property shall be left on the common area. Only household trash may be left for association removal and as directed by current trash policy and guidelines.**
- D. Association shall Collect a \$250.00 “Move Out Fee” at the time the sales contract is executed or no less than 10 days prior to the scheduled settlement date. Payment to:**
  - Fairfax Heritage VII / Oakwood Village**
  - 7825-A Patriot Drive**
  - Annandale VA 22003**
- E. The “Move Out Fee” may be returned in full less any possible charge 15 days from settlement, upon inspection by the Property Manager and/or Board of Directors.**