

FAIRLINGTON ARBOR CONDOMINIUM INC.
COUNCIL OF CO-OWNERS

POLICY RESOLUTION NO. 07-001

(Rules Regarding Portable On Demand Storage Units)

WHEREAS, pursuant to Article IV, Sections 2 and 3 of the Bylaws of Council of Co-Owners of the Fairlington Arbor Condominium, Inc., as amended, (the "Bylaws"), the Board of Directors is empowered to regulate the use of the Common Elements and administer the affairs of the Council; and

WHEREAS, Article IV, Section 3(e) of the Bylaws specifically empower the Board of Directors to make and amend rules and regulations to assist the Board in administering its powers and duties; and

WHEREAS, Section 14 of the Master Deed for Fairlington Arbor ("Deed") requires each co-owner to comply with the provisions of the Deed, the Bylaws, and decisions and resolutions of the Council of Co-Owners; and

WHEREAS, Article VI, Section 7(13) of the Bylaws states that all Owners must keep storage areas clean and free from obstruction and that the Council of Co-Owners assumes no liability for loss or damage to articles stored in or on the patios, terraces and storage areas; and

WHEREAS, the Council of Co-Owners deems it necessary, for the benefit of the members and to preserve and enhance values and visual harmony in the community, to adopt rules with respect to the use of the Portable On Demand Storage or like-kind temporary storage structures designed to facilitate the storage of excess materials or household goods in the act of moving into or out of the community (all such storage structures are hereafter referred to as "PODS").

NOW THEREFORE, the Board of Directors approves and adopts the following regulations for the Council, hereinafter referred to as the "Rules," which shall be binding upon all Owners and their family members, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess any sort of property interest subject to the Deed, and which shall supersede any current regulations of record or previously adopted rules on the same subject matter.

1. The Common Elements shall not be used for the storage of PODS to facilitate the temporary storage of excess materials, or to assist in the act of moving household or other goods unless an application has been filed with the Board and prior written consent obtained from the Council.

2. PODS may be placed on driveways or designated reserved parking spaces (not to exceed the boundaries of the parking space), that they not obstruct the view from corners of streets within the community, and that the units not be placed in any such locations for a period in excess of seven (7) consecutive days within a calendar year. The placement of PODS in these areas shall

only be for sole and limited purpose of storage of household goods prior to moving in or out of housing within the Council. Placement of PODS in the yards or lawn areas is prohibited unless an application has been filed with Board and prior written approval obtained from the Board.

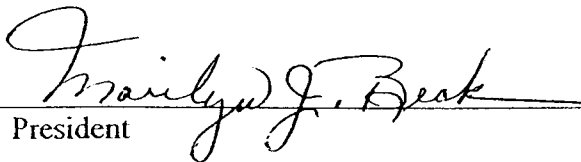
3. If PODS shall be placed on anywhere, except in pre-approved locations as provided herein, or on the Common Elements without Board approval, this shall be in violation of these Rules and shall subject the Owner to the assessment of monetary charges after appropriate due process procedures have been pursued, as well as the cost of removal.

4. If an application is required by these Rules, such application shall be in the form attached hereto as Exhibit A.

5. The Owner will be responsible for the cost of any damage in the community caused by the PODS. The cost of any such damage or removal fees shall be assessed against the lot owner as an assessment and/or from any "deposit" user fee required as a condition of agreement to the placement of any PODS.

The effective date of this Resolution shall be March 27, 2007.

FAIRLINGTON ARBOR CONDOMINIUM, INC.



President