

FAIRLINGTON ARBOR CONDOMINIUM INC.
COUNCIL OF CO-OWNERS

POLICY RESOLUTION NO. 09-001

(Rules Regarding Hot Tub Installation and Maintenance)

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, 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 installation and use of hot tubs, Jacuzzis, spas or the like.

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. All installations of hot tubs, Jacuzzis, spas or the like shall be professionally installed and all applicable permits must be obtained.
2. An application must be submitted to the Board of Directors prior to any installation.
3. Any approved installation of a hot tub, Jacuzzi or spa shall include a properly fitted cover to completely cover the equipment when not in use.
4. All approved installations shall maintain water clarity and PH levels at all times when filled. When empty or not in use, equipment must be completely covered.
5. No owner, family member, tenants, occupants, successors, heirs, and assigns shall allow any equipment to fall into disrepair or inoperable condition. At no time shall the

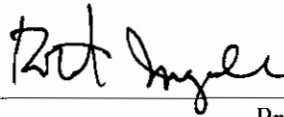
equipment be permitted to become a nuisance or breeding area for insects, pests or vermin.

6. If equipment shall be installed without prior approval, it will be a violation of these rules and subject the owner to the assessment of monetary charges after appropriate due process proceedings have been pursued, as well as the cost of removal.

7. The owner will be responsible for the cost of any damage in the community caused by the installation or use of any of the described equipment. The cost of any such damage or removal fees shall be assessed against the lot owner as an assessment and/or from any user fee or deposit required as a condition of agreement to install such equipment.

The effective date of the resolution shall be AUGUST 25, 2009.

FAIRLINGTON ARBOR CONDOMINIUM, INC.



President