

**CORPORATE RESOLUTION OF PARK WEST COMMUNITY ASSOCIATION
REGARDING POLICIES AND PROCEDURES FOR THE ESTABLISHMENT AND
REGULATION OF COMMUNITY HOME CHILD DAY CARE CENTERS**

I, Curtis McGiffin, President of Park West Community Association (“Association”), a non-stock corporation duly organized and existing under the laws of the Commonwealth of Virginia, hereby certify that the following is a true copy of a resolution approved and adopted by the Board of Directors of the Association at a meeting convened and held on June 10, 2014, at which a quorum was present and voting throughout, and that such resolution is now in full force and effect and is in accordance with the provisions of the Declaration of Covenants, Conditions, and Restrictions (“Declaration”) and By-Laws of the Association.

WHEREAS, Article VI, Section 7 of the Declaration of the Association prohibits the operation of businesses within the residences of the community, other than professional offices that are in strict conformity with the zoning codes of Fairfax County; and

WHEREAS, The Association has learned about certain allowances by local jurisdictions regarding home child day care centers as a direct, ancillary use of such residences, and that the Association currently wishes to acquiesce with such allowances; and

WHEREAS, The Association is authorized to, and finds it necessary and in the best interests of the Association to establish orderly procedures for the establishment of reasonable regulations, per Code of Virginia Section 55-513.2, and upon advice of Association’s counsel, to minimize liability risks to the Association, to minimize the disruption of such establishments toward surrounding residences, and to promote harmony and access within the community;

NOW, THEREFORE, BE IT RESOLVED THAT the following policy and procedures are adopted to establish reasonable regulations for the establishment and operation of home child day care center businesses in the community:

1. The proprietors of such child day care business shall be full-time residents of the premises from which such child day care center is operated.
2. Such child day care business will obtain and maintain all childcare work permits, licenses, bonds, insurance, and tax requirements, and otherwise ensure full compliance with any and all Federal, State, and County laws and applicable regulations, as well as to provide timely proof of such compliance to the Association upon request.
3. Such child day care business will take great care to ensure and respect the safety and security of their neighbors’ personal/private property.
4. In order to minimize insurance liability risk to the Association, no use of community property shall be used in the commission of said child day care business operations. There shall be no use of the Association’s community pool facilities, tot lot, or basketball court; and no walking, hiking, or strolling on the common areas of the community property by the proprietors or customers (i.e., parents and children). Customer’s children

are to remain on the private property of the child day care center except during drop off and pick up or emergency evacuation.

5. Said child day care business will obtain approval from the Association's board of directors regarding its planned emergency evacuation plans and muster location(s).
6. In order to minimize insurance liability risk to the Association, and to maintain and ensure harmony with neighbors surrounding the child day care business, the dropping off and picking up of child care customers' children shall only be conducted within the two (2) parking spaces allotted to the residence from which the child day care center is located, and the proprietor shall inform customers dropping off or picking up children to utilize such spaces for parking during drop-off and pickup.
7. All vehicles associated with said child day care business are subject to the Association's parking regulations, and any customer or other related vehicle parked within the community without an officially-appropriated PWCA temporary parking pass is subject to immediate removal at such vehicle owner's expense.
8. Said child day care business is solely responsible for the conduct and behavior of their customers while on Association property. This includes, but is not limited to, inappropriate parking, damage to Association property, and damage to the personal property of residents residing in the Association's community.
9. In order to preserve the harmony and quiet enjoyment of its neighbors, and to ensure that Association's residents are not unduly disturbed by the active operations of the child day care business, said child day care business shall restrict its hours of operation to between 6:00 a.m. and 9:00 p.m.
10. The proprietor of said child day care business shall be required to obtain all necessary insurance policies as is normally required of such businesses, as well as the Association, and to actively maintain such policies throughout the time during which such child day care business is operated within the community. Such proprietor also shall name the Association as an additional insured on all such applicable policies. Additionally, the Association shall require such proprietor to present and file certificates of insurance with the Association within ten (10) calendar days following the establishment of such child day care business.
11. Proprietor fully acknowledges that the Association does not, in any way whatsoever, sanction any business within the community, and does not authorize the use of the "Park West Community Association," "PWCA," or any variation in any advertisements or other promotional materials for said child day care center.

RESOLVED FURTHER: That the Secretary of the Corporation is hereby authorized and directed to certify to any interested party that this resolution has been duly adopted, is in full force and effect, and is in accordance with the provisions of the Declaration and By-Laws of the Corporation.

I further certify that this Corporation is duly organized and existing, and has the power to take the action called for by the foregoing resolution.

Curtis McGiffin
PRESIDENT

June 16, 2014
Date

To Wit:

Joan Murphy
SECRETARY

June 16, 2014
Date