

SANDBRIDGE DUNES CONDOMINIUMS UNIT OWNERS ASSOCIATION

DATE ADOPTED: 11/14/2009

RULE RELATING TO REQUIRED UNIT TEMPERATURE

WHEREAS, Sandbridge Dunes Condominium (*hereinafter "Sandbridge Dunes"*) was created by a Declaration (*hereinafter "Declaration"*) on June 8, 2004, which was duly recorded in the land records at the Courthouse for the City of Virginia Beach, at Instrument Number 200407070104022; and

WHEREAS, Sandbridge Dunes adopted Bylaws (*hereinafter "Bylaws"*), which governed the management of Sandbridge Dunes, and said Bylaws were adopted on June 8, 2004 in conjunction with the Declaration as recorded above; and

WHEREAS, all owners within Sandbridge Dunes are members of the Sandbridge Dunes Condominiums Unit Owners Association (*hereinafter, "Association"*), by virtue of Article 2, Section 2.1 of the Bylaws, and are subject to all the restrictions of the Declaration, Bylaws and Rules and Regulations of said Association by virtue of Article 9, Section 9.1 of the Bylaws; and

WHEREAS, the affairs of the Association shall be managed by a Board of Directors, pursuant to Article IV of the Articles of Incorporation; and

WHEREAS, Article 3, Section 3.1(f) of the Bylaws establishes in the Board of Directors of Sandbridge Dunes the power and authority to govern the Condominium and to adopt such Rules and Regulations as determined to be in the best interest of the Association; and

WHEREAS, pursuant to Article 5, Section 5.5(b) of the Bylaws, the owner is responsible for his Unit and all portions thereof, including any pipes serving only his Unit as indicated in Article 2, Section 2.3(c) of the Declaration, and

WHEREAS, in properly governing the Association, the Board of Directors shall attempt to prevent significant monetary losses due to any Unit Owners' pipes freezing and breaking when the Unit Owners are not home; and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Association to require all Unit Owners to maintain the temperature in their Unit at a minimum of 60 degrees Fahrenheit.

GPIN Number: 24341134750103,1 of 73 Units

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NOW THEREFORE, the Board of Directors adopts the following Rule:

“All Unit Owners are herein required to maintain the temperature inside their Unit at a minimum of 60 degrees Fahrenheit. Exceptions will be allowed for repairs and emergencies. The Unit Owner whose pipes burst as a result of his failure to comply with this rule will be responsible for all damage caused by the bursting pipes to the extent that the damage is not covered by the Association’s insurance coverage. This damage includes, but is not limited to, the increased premiums as a result of the claim(s) and any damage over the coverage limit.”

ADOPTED, APPROVED AND RATIFIED by the Board of Directors of the Sandbridge Dunes Condominiums Unit Owners Association this 14 day of November, 2009.

[Signature]
President

[Signature]
Secretary

COMMONWEALTH OF VIRGINIA
CITY OF Virginia Beach TO WIT:

I, Jennifer Summs, a Notary Public in and for the City aforesaid, in the Commonwealth of Virginia, do hereby certify that Jim Bracco, President, Sandbridge Dunes Condominiums Unit Owners Association, Inc. whose name is signed to the above Rule bearing date on the 14 day of November, 2009, has acknowledged the same before me in my City aforesaid.

Given under my hand this 17th day of March, 2010

[Signature]
NOTARY PUBLIC

My commission expires: 11/30/2010
707047

COMMONWEALTH OF VIRGINIA
CITY OF Virginia Beach TO WIT:

I, Jennifer Summs, a Notary Public in and for the City aforesaid, in the Commonwealth of Virginia, do hereby certify that Tim Ferramorsa, Secretary, Sandbridge Dunes Condominiums Unit Owners Association, Inc. whose name is signed to the above resolution bearing date on the 14 day of November, 2009, has acknowledged the same before me in my City aforesaid.

Given under my hand this 17 day of March, 2010.

[Signature]
NOTARY PUBLIC

My commission expires: 11/30/2010
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