

TOWN AND COUNTRY COMMUNITY CORPORATION

POLICY RESOLUTION NO: 2025-1
Pertaining to Window Air Conditioners

WHEREAS, Town and Country Community Corporation (“Association”) is a community association organized and operating pursuant to the Virginia Property Owners’ Association Act (“Act”) and the Association’s Governing Documents; and

WHEREAS, Article Four, Section 1 of the Association’s By-laws states that the “affairs of the corporation shall be managed by its board of directors;” and

WHEREAS, the Board of Directors for the Association (“Board”) has determined that at there is a need to update its policies and procedures for the use of window air conditioners.

NOW THEREFORE, BE IT RESOLVED THAT the following policies and procedures are hereby adopted pertaining to the residents’ use of window air conditioners and replace TCCC Policy #2021-5

- 1: The current TCCC Policy #2021-5 allowing the usage of window air conditioner units from 1April through 15October annually will remain in effect until 15 October, 2025.
- 2: Beginning 15October 2025, **only** ‘portable style air conditioner units with slim horizontal window venting’ will be allowed in TCCC. These units are contained completely inside the home.
- 3: Beginning 16 October2025, a fine of \$10 per day will be issued to all owners whose property continues to have a box style window air conditioners in place. (Units that protrude outside the window.)

Effective Date. The rules and regulations set forth in this policy resolution are effective as of 13March2025.

TOWN AND COUNTRY COMMUNITY CORPORATION

POLICY RESOLUTION NO: 2025-1
Pertaining to Vehicles and Parking

Resolution Action Record

Resolution No. 2025-1

Pertaining to: Window Air Conditioner Units

Duly adopted at a meeting of the Board of Directors held 13March2025.

Motion by: Patricia Crescenzi Seconded by: Brenda Ojibway via proxy

VOTE:	YES	NO	ABSTAIN	ABSENT
<u>Forrest Smith</u> President	<u>X</u>	_____	_____	_____
<u>Lydia Proctor</u> Secretary	<u>X</u>	_____	_____	_____
<u>Emmanuel Addai</u> Director	<u>X</u>	_____	_____	_____
Brenda Ojibway Treasurer	_____	- _____	_____	<u>X via proxy</u>
Patricia Crescenzi Vice President	<u>X</u>	_____	_____	_____

ATTEST:

Secretary: _____ Date: _____, 2025

Resolution effective 13March2025