

**Belcastle Court Cluster Association  
Resolution R24-2012-09-29  
Front Entrance Exterior Storm Door**

Resolution Type: General

Effective Date: February 26, 2009

WHEREAS, Article 4, section 4.1 of the Bylaws of Belcastle Court Cluster Association states that all powers of the Corporation shall be exercised by or under the authority of, and the business, property, and affairs of the Corporation shall be managed under the direction of, the Board, subject to any limitations set forth in the Articles of Incorporation, and

WHEREAS, Article 5, Section 5.2 states that the officers of the Corporation shall, except as otherwise provided by law, by the Articles of Incorporation or these Bylaws, or by the Board, each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as from time to time may be delegated or assigned to them by the Board, including, but not limited to, the following powers and duties; and

WHEREAS, Article 5, Section 5.2a states that the president shall be the chief executive officer of the Corporation and, under the direction and subject to the policies of the Board, he shall administer the business, property, and affairs of the Corporation. . . . Upon authorization by the Board, he shall have the power to execute in the name of the Corporation deeds, mortgages, bonds, contracts, and other instruments, except to the extent that such authorization or execution shall be reserved by law or by the Reston Covenants, the Articles of Incorporation, or these Bylaws, to the members of the Corporation or to some other officer or agent of the Corporation; and

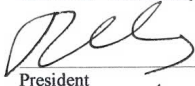
WHEREAS, Association members seek alternative solutions to permit light filtration and still permit security to the residential exterior front entrance; and

WHEREAS, storm doors made by Anderson/Emco and Pella Window and Door manufacturers are compatible to the Association's approved windows and doors, come in the coloring of the approved windows and doors and the exterior trim of the house, and are lightweight and easy to install, maintenance free, color fade resistant, thermal insulated with dual-paned clear and full-view glass (no etching or decorative glass trim); and

WHEREAS, the Board's criteria for approving storm doors as an option meets the Design Review Board (DRB) of Reston Association guidelines as of February 26, 2009 and no application was required for DRB approval.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Association that storm doors made by Anderson/Emco and Pella Window and Door manufacturers are approved as an option for residents to install on the exterior front entrance of their house. Such doors must be a full-view style and the storm door and its frame finished in the color of the exterior trim work of the home.

ATTEST: The Association records did not contain a resolution supporting the Board's decision to approve front entrance exterior storm doors as an option since 2009 based on meeting the criteria established by the DRB. Therefore, this Resolution was adopted at a meeting of the Board on September 29, 2012.

  
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President

9/29/12  
Date

  
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Secretary

9/29/2012  
Date

FILE:

Book of Minutes: (Year)

Filed

Book of Resolutions: (Year)

Filed