

RESOLUTION OF THE BOARD OF DIRECTORS
of
GATLING POINTE COMMUNITY ASSOCIATION, INC.

Amended and Restated
Due Process Procedures for Enforcement of Governing Documents

RECITALS:

R.1. The Association's Developer, Tidewater Brandermill Associates, a Virginia general partnership (the "Company"), created Gatling Pointe Subdivision ("Gatling Pointe") by that document titled "Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to all Property in Gatling Pointe" ("Original Declaration I"), and by "Declaration of Covenants and Restrictions of the Gatling Pointe Community Association, Inc. and Tidewater Brandermill Associates, A Virginia General Partnership" ("Original Declaration II"), both dated June 9, 1988, and recorded that day in the Clerk's Office of the Circuit Court of the County of Isle of Wight, Virginia ("Clerk's Office") in Deed Book 342, Page 139, and Deed Book 342, Page 152, respectively, as the same were amended from time to time.

R-2. The Company caused Gatling Pointe to become an incorporated association by submitting Articles of Incorporation to the Virginia State Corporation Commission, which such Articles were accepted and certified by the SCC on April 4, 1988, created Gatling Pointe Community Association, Inc., a Virginia nonstock corporation (the "Association").

R-3. The Association's Board of Directors thereafter adopted Bylaws of the Association.

R-4. The Association's Board of Directors adopted Due Process Procedures for Enforcement of Covenants and Rules on April 22, 2008 ("Due Process Procedures").

R-5. Gatling Pointe's Owners Amended and Restated the Declaration by that document titled "Amended and Restated Declaration of Covenants, Conditions and Restrictions Applicable to all Property in Gatling Pointe" ("Declaration") on March 17, 2016, recorded in the Clerk's Office on July 6, 2016, as Instrument #160002693.

R-6. The Board of Directors has determined it is in the Association's best interests to restate the Due Process Procedures.

R-7. This Resolution adopting Due Process Procedures will be sent to each of the Association's Members and will be included in resale disclosure packages prepared pursuant to the Virginia Property Owners' Association Act.

NOW THEREFORE, the Board of Directors of Gatling Pointe Community Association, Inc. does hereby adopt this Resolution in order to adopt the following Amended and Restated Due Process Procedures, as authorized by Article VIII, Section 7, of the Association's Declaration:

1. When a violation of the Declaration, Articles of Incorporation, Bylaws, Board Resolutions, Architectural Guidelines, Rules and Regulations and/or any amendments and supplements thereto ("Governing Documents") is either observed by or reported to the Board of Directors or the Association's Manager, the Member will be issued a written warning or "cease and desist" letter to notice the Member of the violation ("notice").
 - a. The notice will state the nature of the violation, the action required to abate or cure the violation, a reasonable time to cure the violation and the Board's authority to impose financial charges for failure to abate or correct the violation, after an opportunity to be heard.
 - b. The notice shall be sent to the Member at the address of their Lot unless the Member has provided to the Association or the Association's Manager an address other than the address of the Member's Lot.
2. If the violation is of a non-continuing, single occurrence, nature, the Board may, in its sole discretion, schedule a due process hearing without any or further written warnings other than the due process hearing notice provided for in Rules 3 and 4 below.
3. If the violation is not cured within the time frame set forth in the written warning, notice that a due process hearing has been scheduled will be issued. The hearing notice will contain the date, time and location of the due process hearing and identify the official body to preside over the hearing.
4. Notice of the due process hearing shall, at least 14 days in advance thereof, be hand delivered or mailed by registered or certified United States mail, return receipt requested, to such Member at the address of the Member's Lot unless the Member has provided to the Association or the Association's Manager an address other than the address of the Member's Lot. The Member shall be advised that an attorney may be present to represent the Member at the due process hearing.
5. Failure of a Member to attend the scheduled due process hearing shall not waive the presiding body's right to continue to hold the due process hearing and the presiding body shall have the authority to hold the Member responsible for an occurrence or continuing occurrence of the noticed violation.


6. If the Board finds the Member to be in violation, charges may be assessed in an amount not to exceed \$50 for a single offense or \$10 per day for a violation of a continuing nature until the violation is cured or, if the violation is not cured, for a period not to exceed 90 days. Such charge(s) shall be treated as an assessment against said Member's Lot and shall have the same force and effect as if the charge was a part of the General Assessment attributable to such Member.
7. The due process hearing result shall be mailed by registered or certified mail, return receipt requested, to the Member at the address of record with the Association within 7 days of the due process hearing.
8. Any Member found to be in violation shall be responsible for all attorney's fees, administrative costs, and court costs that may result in the enforcement of the Association's Governing Documents. Such fees and costs may be adopted, imposed and enforced by Rule and Regulation of the Association.

BE IT FURTHER RESOLVED, this Resolution adopting Restated Due Process Procedures for Enforcement of Governing Documents shall be effective July 26, 2021; and

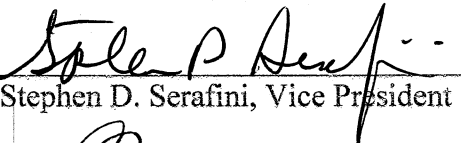
BE IT FURTHER RESOLVED, effective upon execution of this Resolution, the Board Members, Officers and the Association's Managing Agent are authorized to perform all acts authorized by, and to perform all duties and satisfy all obligations existing pursuant to, this Resolution; and

BE IT FURTHER RESOLVED, any person or entity transacting business with the Association shall be entitled to rely on this Resolution until such Resolution is amended, modified or revoked by the Association's Board of Directors.

IN WITNESS WHEREOF the Board of Directors of Gatling Pointe Community Association, Inc. has adopted this Resolution on this 26th day of July, 2021.



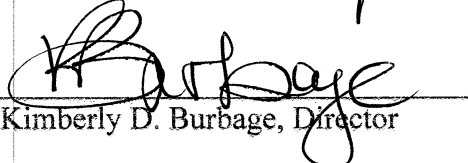
 Sarah R. Palamara, President



 Stephen D. Serafini, Vice President



 Ross T. Tomlin, Secretary



 Kimberly D. Burbage, Director



 Peter M. Carlson, Director