

THE HIERARCHY OF OUR GOVERNING DOCUMENTS

Some documents have more authority and thus take precedence over others. In general, the hierarchy is as follows:

1. **FEDERAL LAWS**, including FCC, HUD, ADA, and all other federal Laws
2. **ALL STATE LAWS**, Statutes, and Codes

Note:

The Virginia PROPERTY OWNERS ASSOCIATION ACT (POAA) specifically applies to HOAs. Here's a link:

<http://law.lis.virginia.gov/vacode/title55/chapter26/>

The Virginia NONSTOCK CORPORATION ACT sometimes "works with" the POAA when the POAA is silent on a topic. (An example is the requirement to set Record Dates for an annual election.)

Here's a link:

<http://law.lis.virginia.gov/vacode/title13.1/>

3. **COUNTY, CITY, and LOCAL CODES AND LAWS**

4. **OUR ASSOCIATION'S GOVERNING DOCUMENTS:**

- I. Articles of Incorporation
- II. Declaration of CC&Rs (Note the amendment at the end of the document)
- III. Bylaws
- IV. Rules and Regulations (Ours are listed in the Community Handbook.)
- V. Resolutions

Resolutions are rules that the Board can enact to further define the Association's existing laws, providing they do exceed the authority given to the Board in the other governing documents.

Resolutions that have been passed by our Board are filed in the Book of Resolutions (which is maintained by the Property Manager.)