

Policy for Records Inspections and Cost Schedule

Adopted by the Board of Directors of the Association on: March 08 , 2022

1. In accordance with Virginia Code §55.1-1945, prior to allowing inspection and/or providing copies of any books and records to a member of the Association who requests the same in accordance with the provisions of §5.1-1949 and §13.1-933 of the Code of Virginia, as amended, the Association may impose and collect a charge for the following:
 - a. for the labor costs associated with the Association's employees and/or agents complying with such copying and production:
 - i. Administrative - \$ 45.00 per hour
 - ii. Management - \$ 125.00 per hour
 - iii. Accounting/Bookkeeper -\$55.00 per hour
 - iv. Court Appearances per person (including travel) 125.00 per hour
 - b. for the costs of materials:
 - i. 0.25 per sheet Fax
 - ii. 0. 13 per page Xeroxing
 - iii. 0.20 per page for color copies
 - iv. Postage – at cost
 - v. Envelopes: Letter size 0.10 each, Manilla Envelopes 0.15 each, Labels 0.10 each.
 - vi. documents larger in width and/or length than standard (8 1/2 x 11) copy paper and/or legal-sized paper at a rate determined by the Association in its discretion, but in no case, shall the rate be greater than the actual cost
 - vii. Special Assessment set up charge 2.00 per unit
 - viii. Certified letters other than late letters 3.00 plus postage
 - ix. Late Letters at cost
2. This cost schedule applies equally to all members of the Association in good standing and will be provided to a requesting member at the time a request is made.
3. Inspection and/or copy services shall be commenced only after an owner has complied with the requirements of Va. Code Section 55.1-1945 that requires the request is for a proper purpose related to membership in the Association, and not for pecuniary gain or commercial solicitation.
4. The right of examination may be exercised only during business hours at the office of the managing agent of the association and upon at least five (5) days' written notice reasonably identifying the purpose for the request and the specific books and records requested.

5. The furnishing of records is subject to the right of the Association to withhold certain records pursuant to Va. Code Section 55.1-1949. The following records may be withheld from examination or copying by owners and contract purchasers:
- a. drafts not yet incorporated into the association's books and records, or if such books and records concern:
 - i. personnel matters relating to specific, identified persons or a person's medical records;
 - ii. contracts, leases, and other commercial transactions to purchase or provide goods or services, currently in or under negotiation;
 - iii. Pending litigation or probable litigation where there has been a specific threat of litigation from a party or the legal counsel of a party;
 - iv. matters involving state or local administrative or other formal proceedings before a government tribunal for enforcement of the condominium instruments (i.e. Declaration, Bylaws, plats and plans) or rules and regulations;
 - v. communications with legal counsel that relate to (i) – (iv) above or that are protected by the attorney-client privilege or the attorney work product doctrine;
 - vi. disclosure of information in violation of law;
 - vii. meeting minutes or other confidential records of an executive session of the board;
 - viii. documentation, correspondence or management or board reports compiled for or on behalf of the association or the board by its agents or committees for consideration by the board in executive session; and
 - ix. individual owner or member files, other than those of the requesting owner, including any individual owner's files kept by or on behalf of the owners' association.

Lotus Creek

ASSOCIATION, INC.

RESOLUTION

POLICY FOR RECORDS INSPECTION AND COST SCHEDULE

At a duly noticed regular meeting of the Board of Directors of Lotus Creek
Condominium Association Inc, a Virginia non-stock corporation and condominium
association (the "Association"), held on _____, the Board of Directors did
hereby approve the following action:

RESOLVED, pursuant to Va. Code Section 55.1-1945(D), the Policy for Records
Inspection and Cost Schedule, a copy of which is attached hereto, is hereby adopted

FURTHER, RESOLVED, that the officers of the Association are hereby authorized to
perform such other or further acts as shall be necessary to carry out the intent of these resolutions.

This Resolution shall be attached to the Minutes as part of the records of the Association.

Dated: 3/8/2022

ASSOCIATION, INC.

By: Frank Wagner
_____, President

ATTEST:

Kristal McIlwain
_____, Secretary