

**FAIRLINGTON MEADOWS**  
**COUNCIL OF CO-OWNERS**

**RESOLUTION NO. 9-2-19**

**Originally approved 2 September 2019**

**Amendment to Egress Window Resolution-~~DD MM YYYY~~**

**(Concerning Egress Windows)**

9/20/23 J\*

**WHEREAS**, Article VI, Section 3(b) of the Council's Bylaws provides that owners shall not make structural modifications or alterations in their Family Units or installations therein without previously notifying the Council in writing and the Council shall have thirty (30) days to respond to such notification, either objecting to, approving or otherwise soliciting more information on the proposed modification or alteration; and

**WHEREAS**, for the benefit and protection of all owners, the Board hereby adopts the following rules and regulations related to proposed installations of egress windows serving a Unit.

**NOW, THEREFORE, BE IT RESOLVED THAT the following rules and regulations be adopted:**

**I. Procedures**

- a. Any Unit Owner who seeks to install an egress window within a Unit to serve their Unit must notify the Fairlington Meadows Board of Directors for such an alteration and receive a positive response from the Board in writing before commencement of work.
- b. A Unit Owner must submit to the Board a complete application related to the window to receive consideration of the alteration, pursuant to any rules and regulations of the Council related to alterations that may be in effect at the time of application.
- c. To be deemed complete, the application must include at a minimum:
  - i. Detailed drawings of the location, design and dimensions of the proposed window. Landscape impact should be minimized and made aesthetically consistent with existing landscape.
  - ii. The contractor must have prior experience installing egress windows. The name and contact information of the installer must be provided to the Board.

- d. Upon receipt of a completed application, the Board shall review the same and provide the Unit Owner with a decision, in writing, within thirty (30) days of receipt. In the event an application is submitted but not complete, the thirty (30) day period for review and a decision does not begin to accrue.
- e. Any work performed without approval or any deviations from an approved application constitutes violations of the Condominium Instruments. In such cases, the Board may require the removal of any installation and restoration of all property to its original condition, at the Unit Owners' sole expense.

## **II. Design and Other Requirements Specific to Egress Windows**

The following specifications and requirements are applicable to obtain approval for any egress window:

- a. The location of the egress window will be based upon the most logical location for the safety of the occupants and access by emergency personnel in the event of an emergency. If possible, locating the egress window and window well in the rear patio or on the side of the unit is preferred. The installation must be as unobtrusive as possible - essentially indistinguishable from an existing window well.
- b. The Unit Owner must use certified, licensed, and appropriately insured and qualified contractors with experience installing egress windows. The Board reserves the right to deny an application if the proposed contractor does not meet this criterion, but the Board makes no guarantees or assurances related to the contractor's qualifications to perform the work. All risks related to selection of the contractor are those of the Unit Owner.
- c. The window and well must satisfy all applicable legal requirements, including Virginia and Arlington County Codes. The Unit Owner is required to acquire appropriate Arlington County permits. The Unit Owner is required to post permits from the County to demonstrate Code compliance.
- d. Construction will only occur Monday - Friday, no weekend installations, during nominal work hours (8 AM through 6 PM), or such other times as may be permitted in accordance with any other duly adopted rules and regulations of the Council related to construction work hours. This is to allow Fairlington Maintenance staff to monitor any major construction activity.

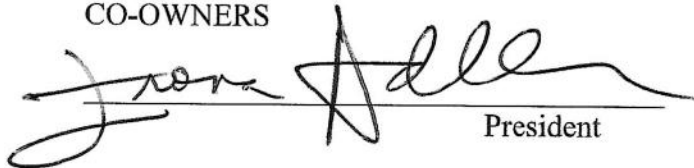
- e. Unit Owners are fully and solely responsible for the cost of design, construction, landscape repair and restoration, and any building damage related to or caused by the installation of the egress window and window well. The Unit Owner is fully and solely responsible for any water intrusion related to installation and ground disturbance due to installation of the egress window and well, both during the construction phase and post construction.
- f. Unit Owners are solely responsible for on-going maintenance and repair needs of the window (including window well).

**III. Enforcement**

- a. Failure to comply with the terms of this Resolution may result in enforcement measures, as permitted by applicable law and the Condominium Instruments, including, but not limited to, the initiation of lawsuits or self-help remedies.

The effective date of the amendment to this Resolution shall be ~~dd mmth yyyy~~ <sup>9/20/23 JA</sup>

FAIRLINGTON MEADOWS COUNCIL OF  
CO-OWNERS

  
President

**FOR COUNCIL RECORDS**

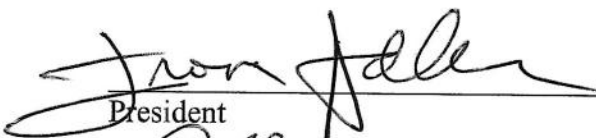

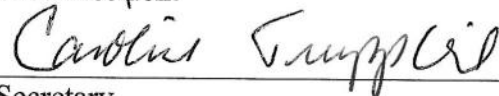
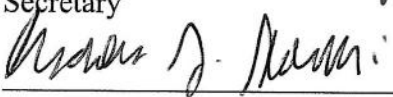
I hereby certify that a copy of the foregoing Policy Resolution was \_\_\_ mailed or hand-delivered to the owners/members of Fairlington Meadows Council of Co-Owners, on this 20<sup>th</sup> day of September, ~~20xx~~ 2023 *JA*

*C. Trupp Gil*  
C. Trupp Gil, Secretary

*\* To be mailed as part of the USPS mailer annual meeting packet.*

## RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors of the Council held  
September 20, ~~20xx.~~ 2023

	VOTE: YES	NO	ABSTAIN	ABSENT
 President	✓			
 Vice President	✓			
 Secretary	✓			
 Treasurer	✓			
<u>JOSEPH SPYTEK</u> Director <u>Member at Large</u>				✓
Director				
Director				
Director				

Resolution effective: SEPTEMBER 20, 2023