

WHEREAS, Reston was founded as, and continues to be, a planned community; and

WHEREAS, being a planned community means that a deliberate and balanced mix is maintained: of open space and developed areas; of different land uses, of different housing types; of active and passive recreation areas; and of community facilities; and

WHEREAS, unplanned change to the development pattern of Reston can have significant and harmful impacts to both Reston residents and the Reston Association itself; and

WHEREAS, RN Golf Management, LLC has appealed a decision of the Fairfax County Zoning Administrator to the Board of Zoning Appeals (“BZA”) seeking clarification as to the zoning status of the property comprising the Reston National Golf Course and associated amenities located within and contiguous to the Reston community (Appeal No. A2012-HM-020); and

WHEREAS, based on the appeal presented, RN Golf Management LLC contends that the property comprising the 166 acre Reston National Golf Course (RNGC) and associated amenities is zoned for residential purposes such that RN Golf Management, LLC should be allowed to develop residential units on or within the property; and

WHEREAS, the Reston Master Plan and the relevant Development Plans do not identify the Reston National Golf Course for residential redevelopment; and

WHEREAS, the Board of Directors is responsible for the administration and operation of the Association consistent with the amended provisions of the Reston Documents; and

WHEREAS, Section III.2(d) of the First Amendment to the Deed of Amendment to the Deeds of Dedication of Reston (“Amended Reston Deed”) delineates that it is a purpose of the Association to promote the peace, health, comfort, safety, and general welfare of the Members; and

WHEREAS, Section III.2(e) of the Amended Reston Deed delineates that it is a purpose of the Association to do any and all lawful things and acts that it, in its discretion, may deem to be for the benefit of the Property and the Owners and inhabitants thereof; and

WHEREAS, Section III.2(c) of the Amended Reston Deed delineates that it is a purpose of the Association to assess, collect, and disburse the Assessments and charges authorized by the Deed; and

WHEREAS, Section I.1(n) of the Amended Reston Deed defines “Common Area” as all real property and improvements thereon owned or leased by the Association for the common use and enjoyment of the Members; and

WHEREAS, Section I.1(i) of the Amended Reston Deed defines the term “Capital Asset” as Common Area or property components that have a useful life of more than three years, including but not limited to swimming pools, tennis courts, community buildings, lakes, pathways, parking areas, multipurpose courts, ballfields, tot lots, vehicles, and other equipment owned by the Association; and

WHEREAS, Section I.1(oo) of the Amended Reston Deed defines “Upkeep” as inspection, maintenance, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement, and reconstruction; and

WHEREAS, the Reston Association has heard overwhelmingly from its members that redevelopment of RNGC property for residential use would have a significant adverse impact on RA Members; and, thus, RA intends to oppose such unplanned redevelopment; and

WHEREAS, the Association is responsible for the management and upkeep of all Association- owned Common Areas and Capital Assets (e.g., real estate, trails, lakes, and recreation facilities); and

WHEREAS, Section III.2(b) of the Amended Reston Deed states that it is a purpose of the Association is to administer and maintain its real property in neat and good order; and

WHEREAS, a mission of the Association is to be an outstanding steward of Reston's resources; and

WHEREAS, Section IV.1 of the Amended Reston Deed delineates that the Association shall be responsible for the management and Upkeep of all of the Common Area; and

WHEREAS, natural areas were permanently set aside within portions of the Common Area to maintain the natural beauty of the community, to create natural buffers between residential and commercial areas and to provide a form of recreation and education for those interested in the plants and wildlife inhabiting these areas; and

WHEREAS, Reston Association staff have concluded that an unplanned residential development of the 166 acre Reston National Golf Course Property would harm the Reston Association, having adverse impacts on the Association's real property, mission, programs, financial situation, and maintenance obligations; and, thus Reston Association intends to oppose such unplanned redevelopment; and

WHEREAS, the Reston Association seeks to protect its rights in this developing and evolving matter.

NOW, THEREFORE, BE IT RESOLVED, that the Reston Association, as an aggrieved party, intends to oppose, as necessary and appropriate, any land use or zoning challenges, actions, and decisions, including the possibility of litigating said challenges, actions, and decisions, which might allow RNGC to be used for any unplanned residential development and/or which arise out of or relate to the possibility of RNGC being used for any purpose other than a golf course or other similar appropriate open space uses.

ATTEST: Resolution was adopted at a Special Meeting of the Reston Association Board of Directors held on October 8, 2012.

Cate L. Fulkerson

Assistant Secretary