

## Country Walk Rules and Regulations

**WHEREAS**, the Country Walk Cluster Association (“Association”) was created pursuant to a Deed of Subdivision, Resubdivision, Deed of Conveyance and Easement Agreement, dated February 21, 1984, and recorded among the Land Records of Fairfax County in Deed Book 5925, Page 1633,*et al.*, which subjected all lot owners to the Association’s reasonable regulations and Bylaws, and to the protective covenants, restrictions, charges, liens and easements contained in the Deed of Dedication of Section One, Reston, recorded in Deed Book 2431 at page 319, and as amended in Deed Book 2502 at page 373, and further amended in Deed Book 2750 at page 130 (collectively referred to as “Reston Documents”);

**WHEREAS**, Bylaws, Article IV (Board of Directors), Section 4.01 “Powers” states the following:

The business and affairs of the Association shall be managed by the Board of Directors. The Board of Directors may exercise all the powers of the Association, except such as are, by the laws of Virginia, the Articles of Incorporation, or these Bylaws, conferred upon or reserved to the Members. The Board of Directors shall have such power, including, but not limited to:

- a) Adopt and publish rules and regulations governing the use of the Common Area, and the personal conduct of the Members and their guest thereon, and to establish penalties for the infraction thereof;
- b) Suspend a Member's voting rights and/or right to use the Common Area or other facilities and services provided through the Association during any period in which any assessment against his Lot remains unpaid for more than sixty (60) days. Such rights may also be suspended, after notice and an opportunity for a hearing, for a period determined by the Board of Directors, for any other infraction of the governing documents or published rules and regulations;
- c) Levy assessments, late fees, interest and penalties for violations of the provisions of the Bylaws or any reasonable rules or regulations adopted by the Board of Directors;
- d) Enforce the provisions of the Governing Documents and Rules and Regulations;
- e) Exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of these Bylaws or the Articles of Incorporation;

**Authority of Reston Association:** Please refer to the Reston Association Governing Documents, including the Deed of Dedication, as subsequently amended. The Reston Association is a Virginia non-stock, community association organized and existing under the laws of the Commonwealth of Virginia, charged with the duties and vested with the powers prescribed by law and set forth in the Reston Documents. The Reston Association’s primary purpose is to interpret, administer and enforce the protective covenants and restrictions of the Deed of Dedication in such a manner as to conserve, protect, and enhance the value of all real property subject to the Deed.

**Introduction:** The Board of Directors adopted the rules and regulations for the Country Walk Community Association for the purpose of establishing clear language that defined each area of owner responsibility, obligation and maintenance and the Association's responsibility, obligation and maintenance. This document promotes sound rules and regulations that will enhance each member's quality of living and seek to enhance home values.

**Rules and Regulations:**

- A. **Common areas** – Residents cannot encroach upon, add to or remove from the common areas (landscape or any other object) without prior approval from the Board of Directors. This includes the littering of common areas.
  
- B. **Easements** – No owner may obstruct, dig into, add or alter any easements on common property, without approval from the Board of Directors and the owner of such easement i.e. utility/communication companies.
  
- C. **Fire Hydrants & Fire Lanes** – No resident is permitted to park along fire lanes or block fire hydrants within the community. If you see any vehicles parked along fire lanes or blocking fire hydrants, please contact someone from the Board or Management Company, or contact the police.
  
- D. **Grills** – Electric and gas grills are permitted within the community, however gas grills may NOT be placed on common area without prior written approval from the Board of Directors.
  
- E. **Insurance** – Owners are responsible for purchasing insurance for their property, dwelling and Lot. The Cluster is responsible for maintaining general liability insurance for the common areas and fidelity bond insurance for the operating and investment accounts, as well as all other insurance required by the Commonwealth of Virginia.
  
- F. **Landscape & Leaf Removal** – The Cluster is responsible for maintaining the common areas, which include tree care and mowing. If there is any tree that appears to be hazardous and may need to be removed, please contact Management or the Cluster Board of Directors immediately. Note: The Cluster and Management do not have the authority to remove live trees without the approval of the Reston Association (“RA”). The Cluster will provide leaf removal as needed.
  
- G. **Lot Maintenance (General Requirements Section 11.01)** – Owners are responsible for Maintaining their Lots which include but are not limited to: gutters, trim, windows, window grids, cladding, brick repair/replacement, tuck pointing, roofs, doors, paint, foundations, fences, landscape, stoops, shutters, chimneys, etc. Other than routine maintenance, any alteration to a Lot as described above must be approved by the Reston Association (RA) and the Cluster.

- H. **Outside Storage (Section 10.02)**- Outside storage of toys, tools, lumber, metals, or bulk materials of any kind, shall not be permitted in the front yard. No refuse or trash shall be kept, stored or allowed to accumulate on any Lot unless item is visually screened., e.g. (kids' toys, furniture, grills, tools/shovels etc).
- I. **Lights** –The Cluster association will maintain community lights. If there is a community street light that is out, please contact the Management Company or the Cluster Board of Directors.
- J. **Leasing of Lots** (Section 10.06)– An owner may lease their dwelling. All rental leases must be provided to the Management Company, and must comply with the provisions of Article X, Section 10.06 of the Amended and Restated Bylaws of County Walk Cluster Association (“Bylaws). If you suspect that a resident is violating Fairfax County’s over occupancy ordinance, please contact Fairfax County over occupancy hotline. The total number of adult persons residing in the dwelling unit is 2 times the number of bedrooms.
- K. **Noise**- unreasonable noise, disturbance or nuisance by any individual is not permitted. Enforcement is provided by Fairfax County Police.
- L. **Outdoor Decorations, Seasonal/Holiday Decorations & Flags** – Visible Holiday decorations can be displayed **two weeks prior to a holiday and must be removed two weeks after the holiday**. Seasonal decorations can be displayed two weeks prior to the season the decorations are intended for and must be removed two weeks after the season the decorations are intended for, i.e., green wreaths for winter, ...
- M. **Pet Control** (Section 10.05)– No livestock, poultry or other animals shall be kept or bred on any Lot, and in no event shall any stable, hatch, barn, coop or other housing or shelter for animals or for the storage of materials be placed or maintained upon any Lot, except as approved in writing by the Board of Directors. Notwithstanding anything to the contrary herein contained, common household pets, such as dogs and cats, may be kept on the Property provided that such household pets are at all times in compliance with applicable Fairfax County ordinances, including those requiring such pets to be under leash control, or the owners’ personal, physical control, when on the Common Area, and such other rules and regulations established by the Board of Directors, and further provided that said pets are not raised or bred for any commercial purposes. The feeding of stray animals is strictly prohibited.
- N. **Satellite Dishes/Antennas** – Satellite dishes and antennas are permitted however, they may only be placed on the roof of the dwelling, unless the roof does not produce an adequate signal. In the event that the roof is not a sufficient location, the dish and/or antenna must be placed in the most unobtrusive location on the owner’s lot as practicable.
- O. **Signs** (Section 10.04)- Realtor signs and rental signs are permitted when selling a home, however only one (1) sign may be placed in front of the home and must be removed 72 hours after settlement. Political signs may be used, however only one (1) political sign

may be placed in front of the home during the election process and must be removed 72 hours after elections. No other signs are permitted on private Lots or common areas without prior written approval from the Board of Directors.

- P. **Snow Removal** – The Cluster is responsible for snow removal throughout the community. Owners are responsible for maintaining the sidewalk directly in front of their unit. Owners are required by Fairfax County Ordinance to maintain portions of sidewalk in front of their dwelling for safety purposes. If a street has not been plowed, please contact the Management Company. Residents are not allowed to shovel their snow into visitor spots or other neighbor’s spots.
- Q. **Trash Collection** (Article 10.02 and Policy Resolution No. 2, adopted June 17, 2008)– The Cluster is responsible for contracting with a trash hauling company to provide curbside pickup of household trash, with pickups currently scheduled on Mondays and Thursdays and recycling on Fridays. All residents will provide for themselves a trash container with a lid that can be secured against wind or animals, which can be purchased from the Association’s trash removal company. Each trash container shall be labeled with the owner’s street address. Bags are not allowed on the curbs.
- No trash shall be set out for pickup prior to 4:00 p.m. the day before the scheduled pickup, and all trash containers shall be retrieved by 10:00 a.m. the day after the pickup. Residents must make arrangements for the timely retrieval of the trash container if not able to do so themselves.
  - Except when timely placed on the curb for pickup, no trash or recycling container shall be visible from the sidewalks of the Cluster.
  - All trash and yard waste containers must be closed securely, and all contents of the recycling bins must be secured.
  - In the event the contents of any container or receptacle become unsecure and/or disperse, the resident is responsible for gathering and re-securing the contents for proper disposal.
- R. **Vehicles, Parking & Speed Limit** (Article IX) – Owners must park their vehicles in their assigned spaces. Any vehicle parked in another owner’s assigned space may be towed at the owner’s sole risk and expense by the Board of Directors or Management Agent.

Any resident or owner who finds an unauthorized vehicle in his/her assigned parking space is required by Article IX, Section 9.04 of the Bylaws to contact a member of the Board of Directors to initiate towing. However, residents are strongly urged to solve any problems with the owner of the offending vehicle prior to implementing towing of the same. Residents and owners who initiate the towing of a vehicle assume all responsibility (and potential liability) that may arise as a result of the towing of a vehicle from their assigned space.

To the extent visitor parking spaces are available, visitor parking is for visitors only. Any vehicle occupying a visitor spot for more than forty eight (48) hours in any given week will be towed at the owner’s expense.

Vehicles will be towed under the following conditions:

- I. Any vehicle parked in a fire lane;
- II. Any vehicle that is double parked;
- III. Any vehicle parked in a handicap space without proper permit;
- IV. Any vehicle parking in places other than marked spaces
- V. Abandoned vehicles
- VI. Any vehicle with missing or expired: Tags, County or Inspection stickers
- VII. Any vehicle parked in a visitor space for more than 48 hours in any given week.
- VIII. Any vehicle of an owner with delinquent homeowner association assessments
- IX. Parking spaces shall be used only for the storage of approved vehicles, and in no event shall parking spaces be used for the storage of trash or personal items. The following vehicles are expressly prohibited from storage on the Country Walk Cluster property:
  1. Vehicles not having current State license tags, current County Stickers, and current inspection stickers;
  2. Vehicles which are not operable;
  3. Garbage trucks, tractor-trailers, dump trucks, construction equipment, cement mixers, or commercial vehicles. Commercial vehicles shall be defined as any vehicle with a carrying capacity of  $\frac{3}{4}$  ton or more, as well as any vehicle, regardless of capacity, which displays advertising or a company name, or which is licensed as a "for hire" vehicle;
  4. Recreational vehicles (RV's), trailers (camping, horse, or boat), boats, mobile homes, campers, except on an overnight basis before and after a trip in which the vehicle will be or has been used. (Vehicles in this category may be stored in the Boat and Trailer Yard. If space is not currently available, owners of such vehicles must promptly put their names on the waiting list and notify the Board. Upon notification that space is available, owners of such vehicles must remove their vehicles from the Property within five days.)
  5. The speed limit within the community is 10 miles an hour.
  6. No resident may be allowed to park a storage bin in their parking space without the Board of Directors prior written approval

## **PROCEDURES FOR ENFORCEMENT**

Due Process – The Board and Management Agent will follow the Board adopted due process policy, and the laws of the Commonwealth of Virginia, to resolve any complaints against any homeowners for violation of the Bylaws and any published rules and regulation.

Residents can contact the Managing Agent, or the Board of Directors to lodge a complaint against any resident/owner that is in violation of the Rules and Regulations. Contact information is:

*Loudoun Management Association  
PO Box 2070  
Purcellville VA 20134-2070*

Appendices:

Reston Association Contact Information  
Complaint Resolution  
Assessment Policy Resolution