

**DALE CITY T-6TH.
HOMEOWNERS' ASSOCIATION, INC.
DALE CITY PHASE T-6
WOODDALE II H.O.A.**

ADMINISTRATIVE RESOLUTION #2000-1

ARCHITECTURAL CONTROL REGULATIONS

AUGUST 1, 2000

ADMINISTRATIVE RESOLUTION #2000-1

ADOPTION OF ARCHITECTURAL REGULATIONS

WHEREAS, the Bylaws and Declaration of Covenants of The Dale City Sixth, (Dale City phase T-6), Homeowners' Association, Inc., Wooddale II H.O.A., and the Virginia Property Owners' Association Act give the Board of Directors the right to "exercise for the Association all powers, duties and authority vested in or delegated to this Association not reserved to the membership by other provisions of these By-laws, the Articles of Incorporation, or the Declaration"; and

WHEREAS, the Board of Directors is charged to "adopt and publish rules and regulations... and to establish penalties for the infraction thereof;" and

WHEREAS, it is the intention of the Association to enforce the governing documents, rules and regulations equitably towards all members;

NOW THEREFORE, BE IT RESOLVED THAT

1. The Board of Directors adopt and enforce the attached set of "ARCHITECTURAL REGULATIONS" for the community with an effective date of August 1, 2000.
2. The Architectural Regulations attached supersede all previous Architectural Regulations.
3. The Board of Directors inform the owners and residents of the community of said regulations at least twice before commencement of enforcement action.
4. Publish and make available complete copies of said regulations at a charge to cover administrative expenses.
5. In the event the Association retains, employs, or engages an attorney to enforce any covenants, provisions, declarations, rules, regulations, or guidelines of the Association regarding any such obligation of the lot owner, then in addition to any remedies, available to the Association, the lot owner shall, as part of such and any legal action, or work performed by said attorney, be responsible for attorney fees incurred by the Association. In the event the sole remedy sought by the Association is money, the amount of attorney fees shall be 33 and 1/3% and in no event, less than \$75.00.

Book of Minutes dated June 28th page 1

ATTEST:
June 28th 2000
Date

Alan E. Mathena
President
Wanda F. Holtz
Secretary

ARCHITECTURAL CONTROL COMMITTEE

**DALE CITY T-6 HOMEOWNERS' ASSOCIATION, INC.
DALE CITY SIXTH HOMEOWNERS' ASSOCIATION
WOODDALE II**

STANDARD OPERATING PROCEDURES

INTRODUCTION

PURPOSE: The purpose of these regulations is to provide a systematic and uniform method of conducting business under the purview of the Architectural Control Committee.

SCOPE: These regulations cover the authority, membership, conduct of meetings, architectural standards, duties, responsibilities, and methods of requesting, reviewing and approving individual matters by the Committee. These regulations are not intended nor should they be used to supersede any Covenants, County ordinances or codes, or acceptable construction standards.

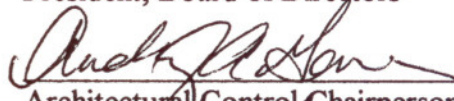
ACTION: Effective this date the Architectural Control Committee shall conduct their business in accordance with the attached regulations and further shall bring any extraordinary business that comes before them to the Board of Directors.

APPROVAL: All exterior changes or modifications must have prior approval of the Association. All request must be submitted in writing on an "ARCHITECTURAL MODIFICATION REQUEST FORM".

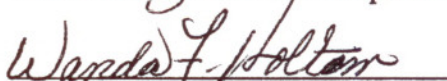
AUTHORITY: These regulations have been approved by the Board of Directors, Dale City 6th Homeowners' Association, Inc., DALE CITY PHASE T-6, Wooddale II H.O.A.



President, Board of Directors



Architectural Control Chairperson



Secretary, Board of Directors

June 28, 2000
Date

**ARCHITECTURAL CONTROL COMMITTEE
THE DALE CITY 6TH HOMEOWNERS' ASSOCIATION, INC.**

ARCHITECTURAL REGULATIONS

Approved by the Board of Directors of The Dale City 6th Homeowners' Association, Inc.,
Dale City Phase T-6, Wooddale II.

The residents falling within the jurisdiction of The Dale City Sixth Homeowners' Association, Inc., Dale City Phase T-6, Wooddale II H.O.A., are protected by the Declaration of Covenants, Conditions, and Restrictions applicable to all sections of Dale City Sixth Homeowners' Association, Inc., Dale City Phase T-6, Wooddale II, recorded in the Land Records of Prince William County, Virginia.

The Architectural Control Committee (ACC), composed of selected residents of The Dale City Sixth Homeowners' Association community, is specifically charged with the responsibility for application of the provisions of certain matters in Article IX of the Articles of Incorporation.

These regulations are not intended to supersede the Articles of Incorporation, but to expand and enunciate the consensus of the ACC as Representative of the community on interpreting the Covenants, Conditions, and Restrictions (Covenants) put forth in Articles X and XI; and, Bylaws put forth in Article VIII, 1(a and b) and Article IX.

These regulations are structured to parallel the Covenants and thus provide for easy reference. Where no comments are presented herein, the ACC deems the Covenants to be self explanatory.

MEMBERSHIP: The ACC shall consist of a minimum of three members appointed by The Dale City Sixth Homeowners' Association, Inc., Dale City phase T-6, Wooddale II, Board of Directors (Board). It is recommended that the number of ACC members not exceed seven. All ACC members serve at the pleasure of the Board. Membership on the ACC shall be a voting member of the Association (i.e. a homeowner in good standing). All ACC members shall be in residence in the Association.

OFFICERS: The ACC shall be headed by a Chairperson whose function it shall be to steer the ACC in the performance of its duties. The Chairperson shall be appointed by the Board and shall serve at the Board's pleasure. The Chairperson shall be the presiding officer of the ACC, and as such shall be vested with no extraordinary authority, but shall assume the responsibility for:

1. Scheduling meetings.
2. Preparing and delivering to ACC members and AGENDA for regular meetings.
3. Controlling the conduct of meetings, enforcing order, and focusing attention on the matter immediately at hand.
4. Authenticating, by signature where necessary, all actions of the ACC.
5. Acting as spokesperson for the ACC; A standing Vice-Chair person shall be elected by the ACC to serve in the Chairperson's absence whenever necessary.

MEETINGS

QUORUM: A quorum shall consist of a majority of the presently active ACC members. The presently active ACC members shall be all ACC members other than those who have formally requested leave of absence or those who have formally submitted a resignation.

REGULAR MEETINGS: The ACC shall meet on a regular basis at least once during each calendar month. It shall be necessary to have a quorum present to conduct a regular meeting. In the event that there is no ACC business to be dealt with, the Chairperson may cancel the regular meeting by so notifying the ACC members. In the event that it is known beforehand that a quorum will not be present, the regular meeting shall be rescheduled for the earliest possible time.

SPECIAL MEETINGS: The ACC may meet specially to conduct its business as required by these regulations. A special meeting may be called by any ACC member. It is necessary that a quorum be present at any special meeting, however in the event that a quorum is unobtainable and there is pressing business to be dealt with that is clearly within ACC responsibility, a quorum shall not be necessary to conduct a special meeting. This quorum waiver is meant to serve in the best interests of the Association and will not be used as a means to circumvent full ACC action. In the event a special meeting ex quorum is held, the Board shall be notified in writing within five (5) working days. Such notifications shall include the date and time the special meeting was held, the names of the ACC members present and a summary of the business conducted.

CONDUCTING THE MEETINGS

1. The meeting shall be convened by the Chairperson at the appointed time or as soon thereafter as a quorum is present. The Chairperson may, at his/her discretion, delay the meeting ten (10) minutes to allow for the late arrival of persons expected to be present. In the event that a quorum is not present within a total of ten (10) minutes after the appointed time, the Chairperson may cancel the meeting. The meeting shall be rescheduled for the earliest possible time. In the event that it is known at the appointed time that a quorum will not be present, a special meeting may be held without the ten (10) minutes delay.
2. An AGENDA should be prepared for each regular meeting. A suggested format appears on page #5.

AGENDA

DATE:
TIME:
PLACE:

1. Meeting convened.
2. Chairperson responsible for summary of previous meeting.
3. Chairperson's Time: The Chairperson should use this time to briefly comment on the items on the agenda, items noteworthy to the ACC, and report any news from the Board.
4. ACC Member's Time: This open time allows the ACC Member's the same opportunity given to the chairperson.

NOTE: The time allotted to the Chairperson and the ACC members is to be used for brief comments. It is not meant to develop into a full discussion of matters scheduled on the agenda. If any speaker anticipates a lengthy discussion, the matter should be added to the agenda.

5. Homeowner Matters;
 - a. Presentation of actions on new requests.
 - b. Follow-up actions on previously presented matters.
6. Other items for discussion should be separately listed in order of priority. Meetings shall generally be held in closed sessions; however, any homeowner or resident of The Dale City Sixth Homeowner' Association Dale City phase T-6, Wooddale II H.O.A., community may request permission to attend a meeting. Permission to attend an ACC meeting may not be denied without just cause. The cause for denial shall be conveyed in writing to the denied resident within ten (10) working days. In addition, one copy of this written communication shall be conveyed to the Board.
7. All formal actions taken by the ACC shall be recorded in the minutes of the meeting. Any significant informal action or discussion should be recorded in the minutes. A copy of the minutes for a Regular or Special meeting shall be conveyed to the Board Secretary in a timely fashion.
8. Formality of The Meetings: The ACC meetings shall be conducted informally until a matter is brought to a formal vote. The Chairperson may participate in any informal discussion.

At such time as the meeting becomes formal, members shall be allowed to speak only when recognized by the Chairperson. The Chairperson shall allow all members a fair opportunity to speak and shall not allow any one member to monopolize the discussion time. The Chairperson shall not participate in formal debate.

INTRODUCTION OF BUSINESS

1. The ACC shall officially act only by formal vote and in accordance with the procedures established in these REGULATIONS.
2. Introduction of Business: The Chairperson or any ACC member may introduce business to the ACC. Generally, ACC business generated by correspondence directed to or received from the homeowners will be introduced by the Chairperson.

The person introducing any matter to the ACC should briefly explain the matter being presented. The matter may, and should be informally discussed to assure that all ACC members are thoroughly familiar with the issues involved.

At such time as the Chairperson believes the matter has been fully discussed, he/she shall call for a motion. If any member believes the call premature, the member may object and the informal discussion will continue. No member shall be allowed more than one objection to the call for a motion by the Chairperson.

When the matter has been fully discussed and there are no objections to the Chairperson's call for a motion, a motion shall be made by an ACC member, not the Chairperson. The motion should be carefully worded to state clearly what is being voted on. Assistance in drafting the motion may be had from other ACC members. All motions must be seconded. Once drafted, the Chairperson shall have the motion read verbatim.

The motion is not formally presented until read by or on behalf of the Chairperson. Until such time, informal modifications are in order. This informal drafting serves to properly frame the issue and save time. Until it has been formally presented, the motion may be withdrawn by the mover; once formally presented it cannot be withdrawn over the objection of any ACC member. Any modification of the motion by the mover entitles the seconder to withdraw his/her second.

MOTIONS

1. All motions shall be made by ACC member, not the Chairperson. If the Chairperson wishes to present a motion to the ACC, the Chair shall be yielded to another ACC member. The Chair shall not be retaken until the motion has been acted upon to conclusion.
2. Principal Motion: This term refers to motions made to bring before the ACC, for its consideration, any particular subject. No principal motion can be made when any other motion is before the ACC. It takes precedence over no other motion and yields to all Privileged, Incidental, and Subsidiary motions.

3. **Privileged, Incidental and Subsidiary Motions:** These guidelines as they relate to rules of order, have been developed in light of Robert's Rules of Order; however, it is not anticipated that the ACC will have need for the motions set forth in Robert's Rules of Order. Nevertheless, the full panoply of motions shall be available to the ACC. The following motions are singled out only to make all aware of their existence and propriety.
 - a. **Motion to Amend:** Any motion can be amended and re-amended where necessary. Amendments must be seconded. This motion takes precedence over the question which it proposed to amend.
 - b. **Motion to Rescind:** Robert's Rules of Order state that any action taken by a body can be rescinded regardless of the time that has elapsed. The ACC shall have this authority, but it should be used wisely.

In an effort to protect the investment of all residents, THE ACC MUST REVIEW AND SUBMIT TO THE BOARD FOR APPROVAL ALL REQUESTS FOR EXTERIOR ADDITIONS OR MODIFICATIONS, EXCEPT THOSE WHICH ARE PERMITTED OR PROHIBITED BY THE ARTICLES OF INCORPORATION, COVENANTS, OR BYLAWS PRIOR TO INITIATING THE ADDITION OR MODIFICATION. In this way, no one will be subjected to a carelessly designed addition which could adversely affect the intrinsic architecture or resale of a home. The ACC will concentrate on keeping all requested additions or modifications within the original architectural style established by the builder, including choice of colors. Effects on natural drainage and erosion will be considered where appropriate. All alterations, modifications, or additions must meet pertinent County codes and all permits, variances, etc. must be secured prior to beginning work. It should be recognized that County officials applying Building Codes are only responsible for ascertaining that all construction is structurally sound.

All approved requests for exterior additions or modifications to the exterior of any property must be completed within three months of the approval date. Additional time to complete an approved project will be considered by the ACC upon receipt of a written request. A charge of \$10.00 per day for unnecessary delays may be imposed by the ACC.

All requests for additions or modifications will be submitted in writing to the ACC. The use of a survey plat, sketches, plans or illustrations from magazines or catalogs along with a written explanations of the project is required to obtain ACC approval. In addition, preference of color (paint chip) and pertinent measurements must be included with the request when applicable. Owners or their designated representatives wishing to personally present a request to the ACC are encouraged to do so. A personal presentation does not alleviate the requirement for written application. All requests are considered individually.

Any and all additions or modifications approved by the ACC, and completely installed in accordance with the approval of the ACC prior to the effective date of these regulations shall be deemed to be outside the requirements of this regulation. Prior projects completed or installed without prior Board approval are subject to enforcement action. Projects which have not been completed as of the effective date of this regulation must be completed in accordance with the approved request within three (3) months unless an extension is granted by the ACC.

LOCAL ZONING AND PERMIT APPROVAL

It is the property owners responsibility to secure any and all required building permits, structural plan approvals and zoning approvals prior to commencement of any work on any property. The Association's only concern is the aesthetics of the work in general as it relates to the overall community theme.

ARCHITECTURAL CONTROL COMMITTEE DUTIES

The ACC shall:

Conduct annual surveys for the condition and maintenance of each house and lot in the Community. A written report of these surveys will be conveyed to the President or Vice-President of the Board. The report shall contain a listing of violations of these regulations, Bylaws, or Covenants. Follow-up surveys and actions shall be taken as directed by the ACC Chairperson; or, the President of the Board. A written report of follow-up surveys on major violations will also be required. The Board will direct the means by which individual violators shall be notified which will include at least the following correspondence:

1. First, a letter of notification to inform and document cases of noncompliance of these Regulations or Covenants.
2. Second, a letter of notification demanding compliance within the time frame established in the Covenants (currently set at 20 days) including a statement of their right to appeal the Board's Decision.
3. Third, a letter of intent to enter upon the property to initiate repairs and bill all materials, labor, court costs, administrative expenses, legal expenses and any other related charge to the annual assessment account of the owner.

Act promptly on any request pending before the ACC. Any and all requests shall be acted upon during the next regular or special meeting. Notification of approval or disapproval shall be conveyed to the applicant within fifteen (15) calendar days after the ACC meeting.

Keep sufficient records to adequately make periodic reports to the Board as may be required by the President of the Board.

Insure that all violations of these regulations, when known, are addressed within thirty (30) calendar days or as arranged by the ACC; and, inform the seller, upon receipt of a written request, of any violations pending against the property and demanding compliance before transfer of property.

REOUESTS/APPROVALS

HOMEOWNER REOUESTS: Any exterior construction or alterations that are covered by these regulations or other governing documents shall require the homeowner to submit in writing such a request which meets all the requirements of these regulations to the ACC prior to commencement of any work. Address all requests to The Dale City Sixth HOA, Inc., Attention ACC. % Turners' HOA Mgt. Co. P.O. Box 411, Lorton, VA, 22199. Work shall not be commenced until written approval from the ACC or Board of Directors is received. Two copies shall be submitted, one for the ACC's files, and one to be returned to the Homeowner with statement of approval/disapproval. At such time when alterations are proposed to a property that are not covered herein, the ACC will advise the owner in writing on procedures that must be followed to attain approval.

ACC ACTION: At each regular or special meeting all homeowner's requests shall be reviewed, and unless on-site inspection is required, shall be voted upon by the ACC and a written approval/disapproval notification prepared. The ACC Chairperson shall schedule and coordinate the follow-up inspection and final approval. In cases where on-site inspection is required, the Chairperson shall schedule such inspection with the homeowner. After inspection the ACC shall retire to closed session and vote upon the pending request and process it accordingly.

ENFORCEMENT

The ACC shall develop an internal administrative process that will allow for notification, appeals, charges and due process for each member. Complete records of all enforcement activity shall be kept for future reference. Each member shall be treated equally under the process.

After all established procedures, notifications and appeals have been exercised for any enforcement process the Association may levy a charge and enter upon said parcel to repair, maintain, and/or restore the Lot and the exterior of the building(s) and any other improvement erected thereon. The cost of all enforcement actions, to include but not limited to, such exterior maintenance, charges, all of the Association's legal fees, administrative fees, collection fees, and any other related cost shall be added to and become part of the annual assessment to which such Lot is subject.

The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, regulations, covenants, reservations, liens, and charges imposed by the provisions of the Article of Incorporation, Bylaws and Declaration of Covenants and Restrictions. Failure by the Association or by any Owner or Declarant to enforce any covenant, regulation or reservation herein contained shall in no event be deemed a waiver of the right to do so thereafter.

CHARGE SCHEDULE FOR VIOLATIONS

The Association reserves the right to levy charges under the Virginia Property Owners' Association Act, Article 55-513. Effective August 1, 2000 all violations shall have a charge applicable to the infraction as follows:

CHARGE LEVEL: "A" \$50.00 PER OFFENSE .

CHARGE LEVEL: "B" \$10.00 PER OFFENSE, PER DAY FOR A CONTINUING CONDITION.

CHARGE LEVEL: "C" \$25.00 PER OFFENSE.

CHARGE LEVEL: "D" \$10.00 PER OFFENSE

CHARGE LEVEL: "E" ACTUAL COST OF REPAIRS/MAINTENANCE PLUS

No charge shall be levied against any homeowner until thirty (30) days after said homeowner has received written notification specifying the violation(s) and the corrective action necessary. The notification of violation shall be delivered to the homeowner in person, or by Registered United States Mail. Second notification of violation is not required. Notification that a charge has been imposed is required. Such notification may be sent by First Class United States Mail and Certified Mail. In addition to all and any remedies available to the Association for any violation of the Association's Declaration, Restrictive Covenants, Architectural Regulations, Parking and Vehicle Regulations, and Common Area Rules or Regulations, now in effect or hereafter adopted, the Association through its Board of Directors or its designated agent or any other agent, appointee, or officer of the Association may issue to the owner of any lot a Notice of Violation as to any violation: Committed by the owner(s), tenant(s) or invitee(s) of either owner or tenant; As to any condition of such lot; or, as to any use of such lot.

The Notice of Violation shall be mailed to the last known address of the owner and shall set out the nature and date of the alleged violation and a date, time and location that the Board of Directors shall determine if the Association shall find the owner in violation and whether the Board shall authorize a penalty assessment not to exceed \$50.00 and in addition, if the violation be continuing in nature, whether to authorize a continuing penalty assessment, not to exceed \$10.00 per day until such violation is corrected. The Notice shall state the owner has the right to be present in person or by agent, with or without counsel to be heard on the issues at hand. The Board of Directors is hereby empowered and may: Issue and authorize penalty assessments above described; Without notice, suspend the running of any continuing penalty assessment; Without notice, waive any penalty assessment if in its discretion it feels the owner is taking adequate steps toward or has corrected the violation; or, assist financially by loan, secured or unsecured, or purchase of materials for any owner(s) or tenant(s) in the correction of any violation, except that no present officer or director may be so assisted without written concurrence of the Association's counsel that such assistance is in the best interest of the Association.

In the event the Association retains, employs, or engages an attorney to enforce any covenants, provisions, declarations, rules, regulations, or guidelines of the Association regarding any such obligation of the lot owner, then in addition to any remedies, available to the Association, the lot owner shall, as part of such and any legal action, or work performed by said attorney, be responsible for attorney fees incurred by the Association. In the event the sole remedy sought by the Association is money, the amount of attorney fees shall be 33 and 1/3% and in no event, less than \$75.00.

Any penalty assessment so authorized and issued shall carry with it all rights and remedies due any other assessment of the Association.

The following comments specifically address individual areas of concern and provide further restrictions.

PAINT AND STAIN STANDARD:

CHARGE LEVEL: "A" OR "B"

1. Exterior color changes must be submitted for approval.
2. Exterior color changes will be approved only if the proposed color conforms with the character of the community, i.e. Colors similar to those used by the builder.
3. Only those areas that are stained may be restained. Unpainted or unstained surfaces shall remain unpainted or unstained, i.e., brick, concrete.
4. Original colors for each home need not be submitted for reapproval.
5. All painted areas of any property must be kept painted and in good condition. Faded, peeled or missing paint from any area requiring paint must be properly prepared and repainted. Foundations may be painted to match the siding without approval..

FENCE REGULATIONS:

CHARGE LEVEL: "A" & "B"

1. GENERAL:

- A. Waivers: Waivers to standard fence specifications will require on-site evaluation by the ACC.
- B. Adjoining or common use of corner posts shall require written approval of adjoining owner.
- C. It is the responsibility of the homeowner to ensure that the fence line is within his/her legal property bounds. The owner shall assume liability for securing permission from all adjacent property owners to construct or maintain all common fence lines, as required.
- D. Finished products are subject to final approval by on site inspection by an ACC member.
- E. All wood that comes in contact with the ground will be decay resistant or pressure treated with an EPA approved decay resistant chemical properly applied.
- F. Metal fencing materials, except for hardware and fasteners, of any kind are prohibited.
- G. All posts shall be 4" X 4" and must be capped with a decorative finial or top rail to prevent water penetration.

H. All gate hardware will be of black wrought iron, brass, or galvanized metal.

I. All rear fence additions or installations shall be the alternating, board on board, style, and must meet original material specifications in materials and design, and sealed with a clear and colorless preservative.

2. Front Yard Fence Standards:

A. Materials:

- (1) Commercially available half-round, picket or split rail fence designs only. Design must be submitted for approval for prior approval.
- (2) Posts: 4 to 6 inch round or square pressure treated stock. Spacing of posts shall not exceed 8'-0.
- (3) Rails: 1 x 4 inch pickets, 3 to 4 inch half round, or 3 to 5 inch split rail stock.

B. Construction:

- (1) Posts depth: minimum depth 18" set in concrete, or 36" without concrete.
- (2) Gates:
 - (a) Construction shall conform to fence style.
 - (b) Gates must have a suitable latch or securing device.
 - (c) Gates shall be braced on the interior side with top, bottom and lateral supports, and have hinges of suitable strength for support.
- (3) Height:
 - (a) Fence posts and top rails shall be no higher than 42" and not lower than 38" in height, and shall not obstruct vehicular traffic line of sight.
- (4) Finishing:
 - (a) Wood must be sealed with a clear and colorless finish, or stained in a natural wood finish. Finished must have prior approval.
- (5) Styles:
 - (a) Rails and posts must be of the same style.

3. Backyard Fences:

A. Materials and Construction:

- (1) Nominal 4" X 4" pressure treated posts topped with finials, with maximum spacing of 8 ft. on center.
- (2) Posts may be set in concrete at a minimum depth of 24"; without concrete at a minimum depth of 36".
- (3) Common fences shall be 6 feet in height. Backyard fences which are wholly within the property line of the owner shall be 6 feet in height adjacent to the Association's Common Areas.
- (4) Fences will follow the natural contour of the land.
- (5) Gates:
 - (a) Gates will conform to the style and construction of the fence.
 - (b) Fences will have no more than two gates which will swing in the owners direction of choice.
 - (c) Gates shall be braced on the interior side with top, bottom, and lateral supports and with hinges of sufficient strength for proper support.

C. Style:

- (1) Alternating board on board using 1" X 6" boards. Finish shall be left natural. A quality clear and colorless preservative shall be used to seal the fence every 2 to 3 years to enhance its appearance.

NOTE: The backyard of end units is defined as all property further away from the front sidewalk than the back wall of the unit. However, the backyard fence of end units may go to the property line on the unattached side. No fence may be erected to extend past the side of the house to accommodate the common easement through gate.

MISCELLANEOUS REGULATIONS

AIR CONDITIONERS:

CHARGE LEVEL: "A"

Large window air-conditioning units of any type may not be installed in any home. Only one small window air conditioning unit may be placed in the **Rear Only** of a unit. No front window air-conditioning units will be allowed.

ANTENNAE AND SATELLITE DISHES:

CHARGE LEVEL: "A"

All antennas and/or satellite dish must be approved by the ACC prior to placement and installation. All satellite/antennas must be placed on the rear roof or backyard of the home and must be ACC approved prior to placement and installation. Satellite dishes may not exceed 39" in diameter. Installation hardware must be painted to match the existing roof color. Each home may have one satellite dish.

ATTIC FANS:

CHARGE LEVEL: "B"

Attic fans shall be located to the rear of the roof peak and shall not be visible at ground level from the front of the unit. Turbine fans will not be approved. Professional installation of attic fans is strongly encouraged.

CLOTHES LINES:

CHARGE LEVEL: "B"

The ACC will NOT consider requests for the construction of facilities for clothes drying. No permanent or temporary clotheslines may be installed.

DOG HOUSES:

CHARGE LEVEL:

"A" (up-kept) "B" (all others)

Dog houses may be considered even if visible from neighboring property so long as it and the ground around it are kept neat, attractive, clean and unobtrusive, in the back yard and of reasonable size, and approved by the ACC prior to construction. Should complaints arise over an unkempt pet area, the ACC reserves the right to enforce applicable portions of this regulation, or of the governing documents of the Association.

DECKS: (ACC approval prior)

CHARGE LEVEL: "D"

All decks require prior approval of the ACC. In addition, the owner shall comply with all building ordinances of the County of Prince William and the Town of Dale City, as required. No deck will serve as storage. Deck furniture and grills may be kept and stored on decks. Grills may be covered with an appropriate cover.

Material for decks shall consist of:

A. Pressure treated exterior lumber:

- a. Deck placement in the rear yards only.
- b. Within one foot of home for lower decks or attached to home and contained within the perimeter of the back yard.
- c. Rear side privacy lattice will be decided on a case by case basis.
- d. Side rails shall be straight picket, Chippendale or Sun Burst.

EXTERIOR ENERGY SAVING DEVICES: CHARGE LEVEL: "B"

Request for installation of exterior energy saving devices will be considered on an individual basis. All components must be placed the rear of dwellings.

FIREWOOD STACKS: CHARGE LEVEL: "B"

Firewood shall be neatly stacked as inconspicuously as possible, with individual stacks not to exceed four feet in height. Firewood must be stacked inside the back yard property line and not allowed to lean on fences. To prevent rot, insect and rodent infestations, firewood stacks must be elevated at least 6 inches and not more than 12 inches above the ground. No firewood may be stored on any property without ACC approval.

GENERAL PROPERTY APPEARANCE: CHARGE LEVEL: "B"

The exterior of all dwellings and yards must be properly maintained in a like new, orderly, condition to the satisfaction of the Board of Directors.

LANDSCAPING: CHARGE LEVEL: "B"

Minor landscaping work and minor planting in general do not require approval of the ACC; however, major landscaping and plantings (i.e. modifications that would affect land contours or drainage, or planting hedges along property borders) shall require ACC approval. Hedges will not be permitted to grow above the height of 36 inches. Removing or planting of any plant matter that has a trunk diameter of 4" or greater (measured at 2 feet above ground level) requires prior approval of the ACC.

Lawn edging to be installed above ground must be constructed of high quality pressure treated lumber, brick or stone. Metal edging of any kind shall not be permitted. Temporary barriers erected for seeding or planting purposes shall not require prior ACC approval, but shall not remain in place for more than one month. Any deviation from this standard requires ACC approval.

LAWNS: CHARGE LEVEL: "D"

Private front and rear lawns shall be neatly cut at all times, and not exceed 6 (six) inches in height. Failure to maintain lawns to this standard may result in the Association applying a charge to any respective lot's annual assessment account to cover the cost of having the work done, as allowed by the governing documents and Board resolution. Groundcover other than grass may be allowed depending on the selection and how it blends with the total community.

LIGHTING (EXTERIOR). CHARGE LEVEL: "C"

All exterior lighting fixtures must be maintained. Exterior dusk to dawn lantern poles must be in working order at all times. Motion detector lighting and low voltage landscape lighting are allowed.

MATERIAL STORAGE:

CHARGE LEVEL: "C"

No material or refuse shall be disposed of or stored on any part of the Association's common grounds to include roads and walkways, except that which is incidental to on-going constructions projects undertaken by the Association. Only usual and normal material incidental to a residential area may be stored upon private lots within the Association. Decks and backyards will not be used for storage. Sheds shall be used to store storage items.

NUISANCE ACTIVITY:

CHARGE LEVEL: "C"

No noxious or offensive activity shall be carried on upon any portion of any residential property or Association property, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood. No exterior lighting shall be directed outside the boundaries of any lot except for Association street lamps and individual residential low voltage landscape lighting and motion detector lighting.

PATIOS:

CHARGE LEVEL: "B"

Construction of patios of any kind shall require approval of the ACC. Construction of patios in front yards is not permitted. Rear patios at walkout level may be decked, decorative bricked, concrete slabbed, or completed in flagstone and shall be built to county code. Any permanent patio structure needs ACC approval prior to construction.

PETS AND ANIMALS:

CHARGE LEVEL: "D" (defecation)

CHARGE LEVEL: "B" (all others)

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept provided they are not raised, bred or kept for commercial purpose. Charges will be levied against respective lots where the animal resides for leash law violations or for allowing any pet to defecate on Common Areas without immediately cleaning up any solid waste.

PROPERTY USE:

CHARGE LEVEL: "B"

No portion of the Properties shall be used except for residential purposes and for purposes incidental or accessory thereto.

PRUNING:

CHARGE LEVEL: "B"

Trees, shrubs, and hedges which restrict sight lines for vehicular traffic shall be cut back or removed. Under no circumstances shall trees or shrubs be allowed to interfere with pedestrian walkways or vehicular traffic. All plants must be kept properly trimmed to enhance the home and community. All specimens must be kept within the property lines of the respective home.

SIGNS:

CHARGE LEVEL: "D"

No sign of any kind larger than one foot square shall be displayed to the public view of the lot, except temporary signs not more than five feet square in area advertising the property for sale or rent; or, ACC enforcement signs. Signs which do not meet the requirements of this paragraph shall be removed by the ACC without notice. Realtor's signs must be removed on the day the property is sold or rented.

SNOW REMOVAL:

CHARGE LEVEL: "B"

All common sidewalks adjacent to member's property must be cleared and/or sanded within 12 hours to provide safe passage in front of all homes.

STOOPS, SIDEWALKS AND PORCHES :

CHARGE LEVEL: "B"

All stoops and sidewalks shall maintain the original appearance. Painted or carpet covered stoops and sidewalks are not permitted. Stoops shall be maintained in good repair.

STORAGE SHEDS:

CHARGE LEVEL: "B"

In recognition of a homeowner's need to provide additional storage of garden tools and equipment, requests for small storage buildings will be considered. Location, site, style (metal sheds of any type will not be permitted), and color will be considered by the ACC prior to approving the construction of a shed. All sheds must be located in the backyard and be placed next to a 6 foot privacy fence on the property line. A solid concrete floor is required. The shed shall be adequately secured to the concrete floor. Sheds may not exceed 18' X 18' in any floor dimension or exceed 28% of the backyard area, whichever is less. The height of the shed shall not exceed 7'-6" in height at the tallest point. All sheds shall be constructed and materials used must match the siding and shingle color of the house.

TRASH CONTAINERS/RECYCLING BINS:

CHARGE LEVEL: "A" & "B"

Trash containers and/or recycling bins are required to be stored in the backyard within an enclosure constructed to backyard fence standards, and must be neat and clean. Should complaints arise over such an area, the ACC will request relocation of the containers/bins, or cleaning up of the areas, as appropriate. Trash containers shall be covered with a tight fitting lid/or sealed in a plastic trash bag and can should be marked (both can and lid) with the homeowner's house number or name. Trash containers and/or trash bags/recycling and/or recycling bins may not be set out for collection prior to 8:00 p.m. the evening before collection day. Empty trash containers/recycling bins must be returned to their proper storage location as soon as possible the same day trash/recycling is picked up, and no later than 8:00 p.m. Large items scheduled for bulk pickup may not be placed out any earlier than 8:00 p.m. the evening prior to pickup day. At no time shall any container be left out for an extended period while on vacation, etc.