

SPRING VALLEY TOWNHOUSE RESIDENT/TENANT RULES AND REGULATIONS

ARCHITECTURAL CONTROL

Section 1. In accordance with Article V(e) of the Declaration, the Virginia Property Owners Association Act, and Article 13, Section 1 of these By-Laws, the following rules and regulations are binding on each Member and resident of the Spring Valley Townhouse Association:

- a) No building, fence, wall, chimney, deck or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to, or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Board of Directors, or by an Architectural Control Committee appointed by the Board. In the event said Board, or its designated Committee, fails to approve or disapprove such design and location within sixty (60) days after satisfactory plans have been submitted to it, approval will not be required and plans will be considered approved. The Board of Directors shall have the right to request additional information to make plans or specifications complete and applicant must submit said information in writing prior to the beginning of said sixty (60) day waiting period.
- b) No fence, wall or other similar type structure shall be allowed between the building constructed on any lot and the street or parking area in front thereof.
- c) All fences must be approved by the Board or Architectural Committee prior to installation.
- d) No exterior clothesline or clothes-hanging device shall be allowed upon any lot.
- e) No roof top antennas or satellite dish shall be permitted unless approval is granted by the Board of Directors.
- f) All persons or other entities owning a lot in said subdivision shall maintain said lot and all improvements

thereon at all times in a neat and clean condition and shall not permit the improvements thereon to deteriorate or present a run down, untidy or dilapidated appearance. This means any peeling, chipped, faded, dirty, discolored or mildewed paint must be cleaned or painted. No exterior color changes shall be made without prior written approval. Any cracked, broken or missing siding, patio dividers or handrails must be properly repaired or replaced with like siding or materials. All roofing shall be kept in good repair. All gutters and down spouts shall be maintained and kept clear of debris. All steps and fences must be kept in good repair.

g) The front and end windows that face any street on all townhouses will have properly maintained shutters uniform in color and style. Any broken windowpanes and/or frames shall be replaced. No front or end window shall have an air conditioner unit or protruding fan installed therein. Storm windows, screens and doors are permitted if properly maintained. All townhouses shall have operational front and rear porch lights in good repair.

h) All townhouses shall have house numbers that are clearly visible from the road/parking areas. No business or commercial signs except "FOR SALE" or "FOR RENT" may be displayed.

i) Residents are responsible for maintaining their yards in a clean and orderly manner; trimming grass, shrubs, trees and hedges to prevent obstruction of the sidewalk; and keeping the grass mowed so as not to exceed six (6) inches in height. Clippings, leaves, vegetation etc., are to be disposed of properly (not on common grounds or another's property). The Board of Directors, or its designated Agent shall have the power to provide necessary maintenance at the Owners expense to maintain the appearance as set forth in Article X of these By-Laws.

j) Dog boxes and/or other animal housing must be kept within the patio area. Dog boxes are not allowed on Common Property.

k) No above ground swimming pools may be installed. Children's wading pools, which do not exceed six (6) feet in diameter, are acceptable.

Section 2. Procedures for submission of request for Architectural changes.

a) **All planned changes to the townhouse, lot, accessory building, and structures must be submitted to the Board of Directors in writing and signed by the owner.** This includes but is not limited to the changes specifically noted in Section 1. The owner is advised to consult with the Board of Directors for any planned changes if this change does not readily fit into the categories named in Section 1. The Board of Directors maintains final determination as to whether the planned change is governed by the By-Laws. The change will be judged based upon its harmony of external design and location in relation to surrounding structures and topography and upon its compliance with current By-Laws.

b) **The Board of Directors must approve or disapprove requested changes in writing within sixty (60) days** after the required plans and specifications have been submitted. The Board of Directors reserves the right to request additional information regarding the requested change when the original specifications submitted by the homeowner are deemed inadequate to make a reasonable assessment of the changes by the Board of Directors. In the event the Board of Directors does not act upon the request within the specified time, approval for the planned change will not be required. In the event the Board of Directors denied the written request, this decision may be appealed in writing to the Board of Directors within thirty (30) days.

c) **Owners who make changes to the townhouse, lot, accessory building, and structures without going through the** prescribed request for change process will be assessed charges as hereinafter provided payable to the Association. Failure to pay the fine may result in legal action. The change will be reviewed by the Board of Directors. If not approved, the change must be corrected to meet the standards set forth in the By-Laws. This correction shall be made at the expense of the owner. After thirty (30) days, the Board of Directors will review the correction to determine compliance or continued violation. Continued violations may result in legal action.

Section 3. Exterior Review Procedures and Enforcement

a) In compliance with these By-Laws, periodic exterior reviews of all townhouse units/lots shall be conducted.

The purpose of the reviews is to document the condition of existing property thereby ensuring the appearance, safety, and sanitation of the Association lots and dwellings.

b) The written review report of lot/unit shall be maintained by the Board of Directors. Copies of each written report of lot/unit shall be provided to the owner as a notice of any violations contained in the Architectural Control of these By-Laws. This report may outline recommendations for compliance. The member shall be given the opportunity to be heard and/or represented by counsel before the Board of Directors. The member must request in writing said hearing to be scheduled by the Board of Directors. The decision of the Board of Directors is final.

c) After sixty (60) days or the specified time of compliance, as noted the report, a follow-up review shall be conducted to determine compliance. At this time, compliance or continued violations shall be documented and the owner shall be notified in writing.

Section 4. Other Reported Violations. Violations of the By-Laws in Section 1 can be reported in writing by the residents to the Board or its authorized agent for action. The Board will verify the existence of a violation and follow up with the enforcement procedures as though the violation had been noted during a regular periodic review.

Section 5. Enforcement of Violations. Violations will be enforced in compliance with the Virginia Property Owners' Association Act.

ARTICLE XI RULES AND REGULATIONS

Section 1. Garbage

a) Trash must be in appropriate covered containers (i.e., metal or plastic refuse containers). Plastic or paper bags, or cardboard boxes are not considered appropriate for storage of trash.

b) Garbage must be stored in covered containers behind the townhouse and placed at curbside (not blocking the sidewalk) just prior to collection.

c) The owners(s)/tenant(s) shall make arrangements for the container to be returned to the rear of the house on the same day as trash collection.

Section 2. Playgrounds

a) Playgrounds are closed at dusk unless the specific use of an area is approved by the Board of Directors.

b) Playgrounds are for the enjoyment of the owners, tenants, or their family members only. Posted signs are to be obeyed at all times.

c) Minors must be supervised by a parent or guardian at all times.

d) Minors must play in playground areas only. This does not include streets, sidewalks, or parking lots.

Section 3. Animals and Pets

a) No livestock or poultry of any kind shall be raised, bred, or kept on any lot.

b) Dogs, cats and other household pets may be kept provided they are not kept, bred, or maintained for commercial use.

c) All dogs must wear a collar, be licensed and on a leash when off the pet owner's property.

d) Pet owners may not use the common areas or other resident's property for the relief of pets.

e) Pet owners are responsible for the proper disposal of animal waste and kitty litter. (Use pooper-scooper and sealed plastic bag and dispose of in pet owner's trashcan.)

f) All yards that contain pets must be limed to control bacteria and noxious odors.

g) Animals are not to be tied or staked in unfenced yards.

Section 4. Vehicles

a) Parked vehicles must display current state and county licenses, and safety inspection decals applicable to the state in which they are registered. Inoperative vehicles may not be parked within the Association.

PROCEDURE: Upon notification, the owner(s) of the vehicle will have three (3) days to correct the violation. If the violation is not corrected by the end of this period, the vehicle will be towed by authority of the Association and the owner(s) of the vehicle will be responsible for the towing expenses.

b) Campers, boats, trailers of any kind, motor homes and buses are not permitted to be parked overnight within the Association without specific authorization from the Board of Directors or designated agent.

c) All vehicles, including commercial vehicles, which exceed 6500 lbs. Gross vehicle weight and/or exceed the size of 2 axles and 4 wheels, are not permitted to be parked overnight within the Association without specific authorization from the Board of Directors or designated agent.

PROCEDURE: Upon notification, the owner(s) of the vehicle (in paragraph c) will have twenty-four (24) hours one-time notice to move a vehicle that is in violation of these regulations. Otherwise, the vehicle will be towed by authority of the Association and the owner(s) of the vehicle will be responsible for the towing expense.

d) Vehicles are not permitted on the grass nor behind the townhouses at any time.

Section 5. Speed Regulations. Speed limits for all parking areas shall be ten (10) miles per hour.

PROCEDURE: The Association posts speed limit signs and requests the assistance of the Stafford County Sheriff's Department in enforcing this regulation on State maintained roads.

Section 6. Parking.

a) The development was designed for two (2) parking spaces per townhouse. Two (2) reserved spaces are assigned

directly in front of or as close in proximity as possible to the front of each townhouse are marked with corresponding house numbers.

b) Some extra spaces are designated and marked for "Visitor Parking Only".

c) Extra vehicles of residents or visitors may be parked in the overflow parking spaces located at the entrance of Overlook Court, the end of the 400 block of Ridgemore Street, or the street side of Falmouth Drive and are marked as such.

d) Automobiles are to be parked within the lined parking spaces only. Vehicles cannot be parked one behind the other.

e) Any vehicle not parked in a designated parking space is subject to being towed.

Section 7. Good Neighbor Policies

a) Guests. Owners shall be responsible for the actions of their guests, their tenants, and the guests of their tenants.

b) In accordance with Section 16-18 of the Stafford County Noise Ordinance, noisy activities shall not be permitted after 11 PM or before 6 AM. The Association and residents may request the assistance of the Stafford County Sheriff's Department in the enforcement of this regulation.