

MAINTENANCE REGULATIONS
DALE CITY SECTION T-7B-1 HOMEOWNERS ASSOCIATION

GENERAL: In accordance with Article VIII of the By-Laws of the Dale City Section T-7B-1 Homeowners Association (hereafter referred to as the "Association"), the Board of Directors do hereby establish Maintenance Regulations so as to maintain the safety and appearance of the property of the Association. These regulations, published as an addendum to the By-Laws of the Association, are effective as of the 1st day of July 1993.

DEFINITIONS: "Common Area" or "Commons" shall mean all real property owned by the Association for the common use and enjoyment of the members of the Association, and shall be construed to encompass all of the areas designated as "Common Green" or "Common Area for Parking, Sidewalk, and Streets," or similar phrases found on any recorded subdivision map of the Properties.

PURPOSE: The Maintenance Regulations have been adopted by the Board of Directors so as to protect the investment which all members of the Dale City Section T-7B-1 Homeowners Association have made by purchasing a home. These regulations are designed to protect that investment and to obtain the highest resale value possible to achieve a return on that investment. This will also protect the community by assuring that it will remain a safe and attractive place in which to live.

RESPONSIBILITIES:

- A) The Board of Directors are the officials of the Dale City Section T-7B-1 Homeowners Association duly elected by the membership of the Association, and are responsible for establishing and enforcing the Maintenance Regulations.
- B) The Maintenance Committee is appointed by the Board of Directors to conduct the duties of said committee as designated by the Board.
- C) Members, tenants, and visitors are responsible for ensuring that they maintain common areas in accordance with these regulations. Residents also are responsible for notifying the Board of Directors and/or Maintenance Committee members of any violations of these regulations.

PROCEDURES: The Maintenance Regulations shall be enforced as follows:

- A) Maintenance Regulations shall be enforced by the Board of Directors or any member of the Maintenance Committee.
- B) Residents who notice any violations of these regulations should notify any member of the Board of Directors or the Maintenance Committee of such violation. The Board or Committee member shall verify the existence of a violation, and upon verification, shall issue a Citation for Maintenance Regulation violation.

- C) If the cited violation is not corrected within the time indicated on the citation, the Board or Committee will then notify proper authorities to have actions to correct the violation undertaken. Any expense incurred will be billed to the violator.
- D) If the violator is a renter, a copy of the citation will be forwarded to the Owner of the property.

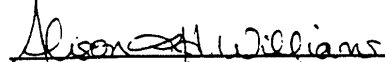
REGULATIONS:

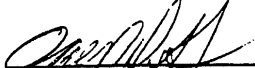
- 1) **COMMON AREAS:** Common areas, including common greens and parking areas, are for the use of all residents and their visitors. These areas should be kept clean and free from obstruction. Unauthorized activities include, but are not limited to:
 - a) Discard of trash or pet refuse;
 - b) Digging holes;
 - c) Damage to playgrounds, playground equipment, basketball court, street signs or other common facilities;
 - d) Storage or discard of items; and
 - e) Any other action that would destroy, harm, or adversely affect the community's appearance, or create a public health concern.
- 2) **PERMISSION TO CROSS THE COMMON AREAS:** Permission for a motor vehicle to cross the common greens may be obtained by contacting the Maintenance Committee Chairperson or the Parking Committee Chairperson. Before any vehicle may be driven across the common greens, a waiver form must be completed and signed and dated by the owner, stating that they are responsible for any damage which may be caused by crossing the common greens. The waiver form will also be signed and dated by the Committee Chairperson to whom the request was made. No permission to cross common greens will be granted for any motorcycle, trail bike, moped, all-terrain vehicle (A.T.V.) or other motor vehicles for recreational purposes.
- 3) **PARKING SPACES:** Reserved parking spaces will be kept clean and free of obstruction. Any damage to parking spaces will be repaired at the owner's expense.
- 4) **PETS:** Pets must be on a leash at all times outside of the home. By Law, a "pooper scooper" or similar device must be in hand when walking your pet. It is unauthorized to allow pets to eliminate waste in an owner's yard or on the common grounds without cleaning it up. Violations of this or the leash law will be cause for the Board or Committee to call Animal Control.
- 5) **BOUNDARY GROUNDS:** Private grounds and premises are to be kept neat, clean, and free of any obstruction. Lawns will be cut and edged regularly so that grass does not overlap onto sidewalks. Grass growing under or between fences will be either edged regularly or pulled out so that it does not become unsightly.

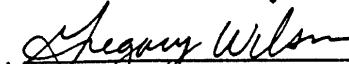
- 6) **LANDSCAPING:** Planting of trees, shrubs, or flowers on common property is prohibited without prior approval of the Maintenance Committee Chair or the Board of Directors. Removal of trees on the common greens is strictly prohibited.
- 7) **TRASH:** Trash should be bundled in such a manner that will prevent dispersal by wind, animals, or other forces. In the event that trash is dispersed on the common grounds in front of a residence, it is the responsibility of that homeowner to pick up the trash and dispose of it properly.
- 8) **HOLIDAY DECORATIONS:** Holiday decorations (e.g., Halloween pumpkins, Christmas trees) shall not be displayed on the common grounds.

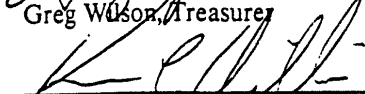
These Regulations and Guidelines have been approved and accepted by the Dale City Section T-7B-1 Homeowners Association Board of Directors as signed below on this

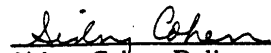
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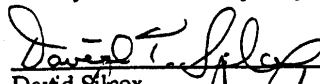

Alison L. H. Williams, President

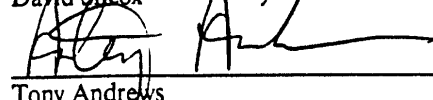

Alex Duff, Vice President


Greg Wilson, Treasurer


Kevin Williams, Secretary


Sidney Cohen, Delinquency Counselor


David Sikox


Tony Andrews

**ARCHITECTURAL REGULATIONS AND GUIDELINES
DALE CITY SECTION T-7B-1 HOMEOWNERS ASSOCIATION**

The Architectural Regulations and Guidelines have been adopted by the Board of Directors in order to protect the investment that all members are making by purchasing a home. The purchase of a home is the largest investment most individuals will ever make. These Regulations and Guidelines are designed to protect that investment from additions or exterior modifications that would adversely affect the intrinsic value of the property, and to obtain the highest resale value possible giving in return a gain on the investment. The Regulations and Guidelines also will protect our community by assuring that it will be a safe and attractive place in which to live.

Approval of the Architectural Control Committee is required on most exterior modifications. All requests are considered on an individual basis and are to be submitted to the Architectural Control Committee. Procedures used to obtain the approval of the Architectural Control Committee for exterior modifications are outlined in the enclosed document.

All requests for exterior modifications may be mailed to the Architectural Control Committee, Dale City Section T-7B-1 Homeowners Association, 3539 Castle Hill Drive, Dale City, VA 22193; or they may be delivered to any member of the Architectural Control Committee or Board of Directors in person.

3 and in Article IV, Section 4 of these Regulations and Guidelines. All requests for modifications may be addressed to the Architectural Control Committee, Dale City Section T-7B-1 Homeowners Association, 3539 Castle Hill Drive, Dale City, VA 22193.

Section 3. Requirements for Plans and Specifications for a Request for Modification or Construction

All plans and specifications for a Request for Modification or Construction, before approval can be granted, must contain the following:

- 1) A survey plat of your property indicating the location of the proposed project in relation to your property line and home. A copy of the original plat obtained at settlement will be acceptable.
- 2) Drawings of the proposed finished product including all dimensions and measurements.
- 3) A complete list of all materials to be used during the construction.
- 4) A brief but detailed description of the project including how the project will be constructed.
- 5) If paint or shingle color will be changed, a paint chip or shingle sample must be included.
- 6) If the drainage around a home is to be changed, a grading plan for the project must be included.

A total of two (2) complete sets of plans and specifications must be submitted. One set will be returned to the person submitting the request and one will be retained in the Association's records.

Section 4. Time Allowed for Project Completion

All exterior modifications must be completed within six (6) months from the date of ACC approval. Extensions may be obtained by submitting a written request to the ACC. Requests for extension must include an explanation as to why the project was not completed within the six (6) month period, and must provide a new estimate of completion date. If an extension is not granted, the unfinished project will be removed if so ordered by the ACC. If the owner refuses to remove an unfinished project, the Board of Directors shall exercise its rights under Article II, Section 5 of these Regulations and Article X, Section 1 of the Declaration of Covenants, Conditions and Restrictions.

Section 5. Right of Repair and Restoration

In the event an owner of any Lot shall fail to maintain the premises and improvement situated thereon in any manner satisfactory to the Board of Directors, the Association, after approval of 2/3 decision of the Board of Directors, shall have the right through its agents and employees, to enter upon said parcel to repair, maintain, and restore the Lot and exterior of the

buildings or any other improvements erected thereon (see Article X, Section 1 of the Declaration of Covenants, Conditions and Restrictions). The cost of such exterior maintenance shall be added to the annual assessment to which such Lot is subject.

Section 6. County Code and Permits

The ACC has no connection with the county regulatory agencies and is not responsible for the acquisition of county building permits or inspections. Also, obtaining the approval of the ACC does not in any way substitute for or release anyone from obtaining a county building permit. All construction or modifications must meet or exceed all applicable county codes and regulations.

ARTICLE III REGULATIONS AND GUIDELINES

Section 1. Exterior Paint and Stain

ACC approval is not required if the painting of the exterior of a house or structure, or repair or replacement of roof shingles, does not change the color. However, if the existing color is to be modified in any way, ACC approval is required and a paint chip or sample of roof shingle is to be submitted for approval.

All colors must remain within the original color scheme as used by the developer. Only clear stain and wood preservatives may be used on wood (see Article X, paragraph 9 of the Declaration of Covenants, Conditions and Restrictions). Multi-color painting of doors and shutters is not permitted. Brick walls may not be painted, with the exception of clear sealers that may be applied to masonry walls.

Section 2. Antennas

No antennas or private communication facilities or any kind are allowed, nor will they be tolerated (see Article XI, paragraph 11 of the Declaration of Covenants, Conditions and Restrictions).

Section 3. Decks and Patios

All decks and patios must be approved by the ACC. No front decks or patios will be allowed. Second level decks will be allowed in the rear of homes only, and must meet all specifications contained in Article IV. All wood used in the construction of decks and patios must be pressure treated. Painting of front porches and stoops is not permitted.

Section 4. Awnings and Arbors

- 1) No front awnings will be allowed.
- 2) Rear awnings (patio covers) may be acceptable but are subject to ACC approval based on individual merit. Rear awnings are subject to the following criteria:

- a) Minimum load bearing strength of 90 pounds per square inch.
 - b) Posts will be a minimum of four inches by four inches (4" x 4") pressure-treated wood, spaced a maximum of 8 feet on center, and set in concrete to a minimum of twenty-four inches (24").
- 3) Arbors may be acceptable but are subject to ACC approval based on individual merit. Arbors will be maintained in good repair; deterioration of an arbor will not be acceptable. If an arbor deteriorates to an unsightly state it shall be removed, or repaired to its original state, upon the request of the ACC.

Section 5. Storage Buildings

Storage buildings may be permitted upon the approval of the ACC. The location, type, and color will be considered prior to the approval. All storage buildings must be placed on a masonry foundation and masonry floor or securely affixed to a pressure-treated ACC-approved deck. Storage buildings will be placed in the rear yard, can not exceed the height of seven feet three inches from the ground surface, and adjacent to the boundary line and privacy fence in an area so as to minimize visibility from the street or neighbors. Metal storage sheds may be permitted, must be treated to prevent rust, and must be maintained in good condition. A storage shed that has begun to rust or deteriorate must be repaired or removed.

Section 6. Trees, Shrubs, Hedges, and Landscaping

- 1) Trees, shrubs, and hedges that restrict the line of sight of vehicular traffic will be removed or cut to allow a safe line of sight.
- 2) No tree of a diameter of more than three (3) inches, as measured two feet above the ground surface, shall be removed or planted without the approval of the ACC or the Board of Directors.
- 3) Planting hedges or shrubs along boundary lines requires the approval of the ACC or the Board of Directors. Hedges will not be allowed above the height of thirty-six (36) inches as measured from the ground surface and must be maintained in a well-groomed manner.
- 4) Lawn edging requires the approval of the ACC. Lawn edging will be constructed using stone, brick, or pressure-treated wood. Any wooden lawn edging that is constructed with non-pressure-treated wood will be removed when requested by the ACC. No wire or picket type decorator fences will be allowed along sidewalks or boundary lines that adjoin any common ground.
- 5) Landscaping that does not change the designed drainage plan does not require the approval of the ACC. Landscaping is defined as planting of grass or flowers; enclosure of trees or gardens within edgings; or placement of mulch, wood chips, designer gravel, etc. ACC approval is required when any landscaping project involves the alteration of the designed drainage plan.

- 6) Temporary barriers installed to protect landscape projects from disturbance are allowed but may remain only for a period of up to sixty (60) days. Temporary barriers will consist of stakes with a maximum height of thirty-six (36) inches and small twine, plastic, or vinyl ribbon.

Section 7. Front Porches (Stoops)

Front porches (stoops) shall be maintained in good repair. Painting, placement of carpet, Astroturf, or other such materials is not permitted on front porches.

Section 8. Attic Fans

Installation of attic fans requires ACC approval. Fan vents must be placed in the rear and below the peak of the home to minimize visibility to the street and neighbors.

Section 9. Exterior Energy Saving Devices

Installation of energy saving devices requires ACC approval, and requests will be considered on an individual basis.

Section 10. Firewood

No firewood may be stacked or stored in the front of a house or on common ground. Firewood may be stored inside the privacy fence or boundary line at the rear of the house, and must be stacked on some form of support to keep it off of the ground. The height of the stack is not to exceed the height of the privacy fence. Firewood may not lean against fences or on the house and will be kept free of all debris.

Section 11. Trash and Recycling Containers

- 1) Trash and recycling containers will be stored in the interior or rear of homes only; storage of such containers in the front of homes is strictly forbidden.
- 2) Trash and recycling containers may be placed on the curb the evening before the designated collection day(s) no sooner than one hour before dark, and must be removed as soon as possible after the trash and recyclables have been collected. Trash will be set on the curb in plastic or metal trash cans or plastic bags.
- 3) The refuse collection company must be called the day before pick up of any large, bulk item (mattresses, appliances, etc.). Bulk items may be placed on the curb no earlier than one hour before dark on the day prior to the scheduled pick up.

Section 12. Clothes Drying Facilities

Clothing, laundry, and other such items shall be aired or dried only in rear yards of lots. Clotheslines may be permitted in the rear yards of lots, with prior ACC approval.

Section 13. Signs

- 1) No sign larger than one square foot may be permanently displayed to the public view on any lot.
- 2) Realtor, For Sale By Owner, or For Rent signs are the only temporary signs that may be displayed to the public. Realtor signs may be no more than five (5) square feet as per Article XI, section 6 of the Declaration of Covenants, Conditions and Restrictions.
- 3) Small flag signs displayed by a landscaper warning that a yard has been treated with chemicals may be displayed for the duration of time as stipulated by the manufacturer and/or the company rendering the service.

Section 14. Fences

Front Fences:

- 1) Styles -- Rail only
 - a) Suburban 2 or 3 rail
 - b) Split 2 or 3 rail
 - c) Round 2 or 3 rail
 - d) Half-round 2 or 3 rail
- 2) Construction
 - a) Post
 - i) Minimum depth set in concrete is 24 inches.
 - ii) Minimum depth without concrete is 36 inches.
 - iii) Minimum size is four inches by four inches (4" x 4") or 4" round.
 - iv) Maximum spacing is 8 feet on center.
 - b) Height
 - i) Maximum height thirty-six inches (36") as measured at the top rail of the fence.
 - ii) Fence line shall not obstruct the line of sight for vehicular traffic.
 - c) Finish
 - i) Finish must be left natural and unpainted.
 - ii) Clear wood preservatives are permitted.
- 3) Materials
 - a) Milled wood or pressure-treated woods only
 - b) Rails
 - i) Minimum one inch by four inches (1" x 4").
 - ii) Maximum one inch by six inches (1" x 6").
 - iii) Split rail from natural log with a maximum diameter of six inches (6").
 - iv) Round milled maximum diameter of six inches (6").
 - v) Milled half round maximum diameter six inches (6").
 - c) Posts - Four inch (4") pressure-treated only.

Rear Fences:

- 1) Style - Uniform construction to original fences as installed by the developer to have one inch by six inch (1" x 6") alternating boards.
- 2) Construction
 - a) Posts shall be four inch by four inch (4" x 4") pressure-treated wood.
 - b) Posts will be set in concrete to a depth of twenty-four inches (24").
 - c) Post spacing will be no less than six feet (6') nor more than eight feet (8').
 - d) Height shall be six feet (6') as measures from the ground surface.
 - e) Fences shall follow the contour of the land.
 - f) Side extensions (wrap-around fences) on end units will not extend past the front wall of the house.
 - g) Horizontal supports will consist of milled or pressure-treated two inch by four inch (2" x 4") boards.
- 3) Removal, painting, or staining of any part of the rear security fence is not authorized without prior approval of the ACC.

Gates:

- 1) Gates will conform to the original design as installed by the developer.
- 2) Rear fences may contain only one gate. End units with a wrap-around fence may have a side gate.
- 4) Gates will be braced on the interior side with top and bottom lateral supports consisting of two inch by four inch (2" x 4") boards, with hinges of adequate strength to support the gate.

Finish:

- 1) Fences shall be left in a natural state and not painted.
- 2) Clear wood preservatives are permitted.

General Guidelines:

- 1) Adjoining or common use of corner posts shall require the written consent and approval of the adjoining owner.
- 2) It is the property owner's responsibility to ensure that the fence is constructed within the boundary line of their lot.
- 3) The property owner is responsible for following any and all county codes and regulations.
- 4) The project is subject to on-site ACC inspection during and after construction.
- 6) Chainlink or wire mesh fence styles are not permitted.
- 7) All gates are to have a secure locking system.

Section 15. Exterior Lighting

No exterior lighting shall be directed outside the boundaries of a lot or onto any other lot so as to become a nuisance (see Article XI, paragraph 5 of the Declaration of Covenants, Conditions and Restrictions).

Section 16. Unattached Construction

The height of any unattached construction shall not exceed a height of seven feet, three inches (7' 3") as measured from the ground surface.

ARTICLE IV SECOND-LEVEL DECKS

Section 1. Approval

- 1) All second level decks must meet or exceed all applicable Regulations and Guidelines of the Dale City Section T-7B-1 Homeowners Association as outlined in this document and must be approved by the ACC and/or the Board of Directors prior to construction. No additions or modifications may be made to the original approved design without ACC approval.
- 2) All construction of second-level decks must meet or exceed all applicable Prince William County Codes pertaining to the construction of second level decks, and a country construction permit must be obtained and posted in a visible location on the property.

Section 2. Design and Construction

- 1) No second-level decks are allowed in the front of any unit.
- 2) No wrap around second-level decks are permitted.
- 3) No multi-level second-level decks are permitted.
- 4) All second-level decks must be professionally designed and constructed by a qualified builder.
- 5) All second-level decks must be constructed using pressure-treated wood.
- 6) All second-level decks must include a safety railing.
- 7) The load bearing capacity must be a minimum of one hundred eighty pounds per square foot and a two hundred fifty pound concentrated load on the safety railing.
- 8) Privacy screens are permitted and may be required if objections are made by adjoining owner(s) and justified by the ACC. Privacy screens will:
 - a) Not exceed a maximum height of seven feet (7')
 - b) Conform to the basic design of the approved deck.
 - c) Be well-maintained and kept in good repair.
 - d) Provide reasonable privacy for adjoining owners.

- 10) All areas under second-level decks will be maintained with an adequate turf of shade-tolerant grass. If such turf cannot be maintained, ACC approval must be obtained to maintain areas underneath second-level decks with a patio, or covered with permanent mulch (wood chips, gravel, etc.).
- 11) Painting or staining of second-level decks is not permitted. All wood must remain in a natural state and color. Treatment of wood with a clear preservative to aid in the preservation of the wood and retain the natural wood appearance is permitted.

Section 3. Appearance

- 1) All second-level decks must be maintained in good repair. Any second-level deck that deteriorates to an unsatisfactory appearance will be repaired or removed at the owner's expense upon request by the ACC or the Board of Directors. The decision of the ACC or the Board of Directors will be final.
- 2) Areas underneath second-level decks:
 - a) Must be neatly maintained and well-kept.
 - b) Cannot be used as a storage area.
 - c) Cannot be enclosed by any means.
 - d) Must have some type of ground cover as described in Article IV, Section 2, paragraph 10 above.
- 3) No second-level deck can be used as a storage area. Only such items as outdoor patio furniture, barbecue appliances, etc. are allowed on second-level decks.

Section 4. Approval Process

- 1) Approval for second-level decks is obtained in the same manner as any other exterior modification as outlined in Articles II of these Regulations. However, additional requirements pertain to requests for the construction of second-level decks:
 - a) Adjacent and/or opposite homeowners must be notified by the member, not the ACC, of the requesting parties' intent to construct a second-level deck. This notification is to be made in writing and mailed by U.S. Certified Mail with Return Receipt Requested. Written proof of this notification (copies are acceptable) is to be part of the Request for Exterior Modification submitted to the ACC.
 - b) The following items must be incorporated into the notification letter, and adhered to:
 - i) A statement that the applicant intends and is seeking approval to construct a second-level deck.
 - ii) Notification that plans and specifications for the proposed second-level deck are to be available for review by contacting the ACC.
 - iii) Notification that owners receiving a notice of intent have a period of twenty (20) days to reply to the applicant in writing concerning construction.

- iv) Notification that all objections received by the applicant must be listed and mailed to the ACC within the above-stated time limit.
- 2) The last mailing address on record with the Secretary of the Association will be considered the legal mailing address of all recipients of notification.
- 3) The ACC will consider the Request for Exterior Modification no sooner than the twenty-fifth (25th) day after intent to construct a second-level deck notification letters have been received by adjacent and/or opposite homeowner(s). If no objections to construction are made, no further notification of adjacent or opposite homeowners is required. In the event of an objection, the ACC reserves the right to consider the evidence and render a decision concerning the objection.

ARTICLE V LIABILITY

The Dale City Section T-7B-1 Homeowners Association, Board of Directors, or the ACC accept no responsibility or liability of any nature that may or may not come about as a result of an exterior modification to a unit approved by the ACC or the Board of Directors.

ARTICLE VI RIGHT TO ARBITRATION

If an objection is made to a decision of the ACC concerning a Request for Exterior Modification, the objecting party may appeal the decision in writing to the Board of Directors within five (5) working days. The decision of the Board of Directors will be considered final.

ARTICLE VII DUTIES OF THE ARCHITECTURAL CONTROL COMMITTEE

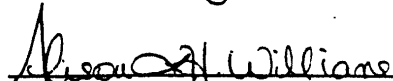
The Architectural Control Committee (ACC), as appointed by the Board of Directors pursuant to Article IX of the Declaration of Covenants, Conditions and Restrictions, shall:

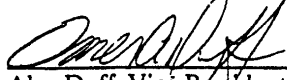
- 1) Conduct periodic surveys to inspect for violations of the Regulations and Guidelines.
- 2) Prepare two copies of the survey inspection form listing the violation(s) found; one copy will be delivered to the owner of the lot in violation and one copy will be retained for the Association's records.
- 3) Conduct follow-up surveys to ascertain whether the reported violations have been corrected.
- 4) Act promptly on any request for modification submitted to the ACC.
- 5) Keep sufficient records to make reports to the Board of Directors as may be required concerning actions taken by the ACC.

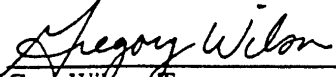
- 6) Advise the Board of Directors on actions to be taken by the Board of Directors concerning the affairs of the ACC.
- 7) Regularly review the Architectural Regulations and Guidelines and recommend revisions or additions to the Board of Directors.
- 8) Carry out all instructions and work as designated by the Board of Directors or the President.

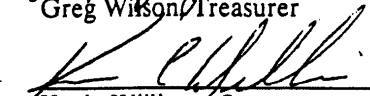
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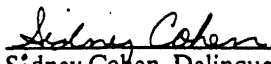
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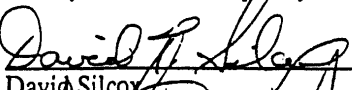

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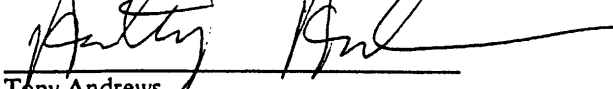

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