

Wolf Trap Woods Homes Association

Homeowner Handbook

**with
Architectural Guidelines**



Wolf Trap Woods Homes Association

1444 Laurel Hill Road
Vienna, VA 22182

(Wolf Trap Woods, Wolf Den, Old Ash Grove)

www.wtwha.com

Adopted June 2017 by the Board of Directors. These guidelines replace and supersede any previously issued guidelines.

Homeowner Handbook

TABLE OF CONTENTS

SECTION I. OBJECTIVES	1
SECTION II. ARCHITECTURAL CONTROL COMMITTEES	1
SECTION III. ARCHITECTURAL AND GENERAL GUIDELINES	2
1. AIR CONDITIONERS	2
2. ATTIC VENTILATORS	3
3. BARBECUE GRILLS	3
4. CLOTHESLINES	3
5. COMPOST PILES	3
6. DECKS AND PATIOS	3
7. DOG HOUSES	4
8. DRIVEWAYS	4
9. DUMPING ON COMMON GROUND	4
10. EXTERIOR DECORATIVE OBJECTS	4
11. FENCES	4
12. FIREWOOD	5
13. FLAGPOLES	5
14. GARAGE DOORS	5
15. GENERAL CONDUCT	6
16. GUTTERS, DOWNSPOUTS AND REMEDIATION PIPES	6
17. HOME BUSINESSES	6
18. HOT TUBS / SWIMMING POOLS	6
19. LANDSCAPING AND GARDENS	7
20. LIGHTING	7
21. MAILBOXES	7
22. OPEN FIRES	7
23. PAINTING	8
24. RECREATION AND PLAY EQUIPMENT	8
25. ROOFS	9

26. SEASONAL AND HOLIDAY DECORATIONS	9
27. SHEDS AND EXTERNAL STRUCTURES	9
28. SIDING AND TRIM	9
29. SIGNS	10
30. SKYLIGHTS	10
31. SOLAR PANELS	10
32. STORAGE	10
33. STORM AND SCREEN DOORS	11
34. TENNIS COURTS	11
35. TRASH CONTAINERS AND LAWN BAGS	11
36. TREE PRESERVATION AND FINES	11
37. TRELLISES, ARBORS AND PRIVACY SCREENING	12
38. WALKWAYS	12
39. WINDOWS	12

SECTION IV. CHANGE REQUESTS, SUBMISSIONS AND APPEALS 13

1. LOCATION AND IMPACT ON NEIGHBORS	13
2. TIMING	13
3. CHANGE REQUEST CONTENT	13
4. COUNTY APPROVALS	14
5. PROCEDURES FOR SUBMITTAL	14
6. APPEAL OF AN ACC DECISION	14

SECTION V. GENERAL MAINTENANCE GUIDELINES 15

1. EXTERIOR APPEARANCE	15
2. MOWING	15
3. TRASH, DEBRIS AND LEAF REMOVAL	15
4. DAMAGE BY ACTS OF NATURE	15

SECTION VI. VEHICLE CONTROL GUIDELINES 16

SECTION VII. PET CONTROL GUIDELINES 17

SECTION VIII. SATELLITE AND ANTENNA GUIDELINES 18

SECTION I

OBJECTIVES

The overall objective of this handbook is to provide homeowners with a reader-friendly outline of some of the rules and policies of the Wolf Trap Woods Homes Association, with the primary goal of preserving the value and inherent architectural and aesthetic quality of the neighborhood.

The rules in this handbook are not intended to replace or amend the Association's legal documents (Articles of Incorporation; By-Laws; and Declaration of Covenants, Conditions and Restrictions). They are designed to clarify and increase understanding of the Covenants, and reflect long-standing policy, precedent and objective standards implemented by the Association.

These rules will be enforced in a manner consistent with the legal documents, which will control in the unlikely event of conflict. Finally, homeowners are responsible for ensuring that renters comply with all of the above.

SECTION II

ARCHITECTURAL CONTROL COMMITTEES

The purchase of a home in Wolf Trap Woods or the Wolf Den requires acceptance of the August 31, 1973 “***Declaration of Covenants, Conditions and Restrictions.***”

The Board of Directors is authorized by the Covenants (Article VI, Section 1) to form two Architectural Control Committees (ACC), one for the Woods and Old Ash Grove (Lots 1-4, 8-116, 196-208 and X01-X20); the other for the Den (Lots 117-195).

The Covenants require homeowners to obtain written approval from the appropriate ACC before making any changes to the exterior appearance of a house or lot. When reviewing change requests, the ACC will take into account many factors including, but not limited to, the particular circumstances of the lot, the characteristics of the house, and how it relates to its surroundings.

See Section IV for a detailed description of the change request requirements and the submittal and appeals process.

SECTION III

ARCHITECTURAL AND GENERAL GUIDELINES

The following guidelines, although not comprehensive, address a broad range of modifications that are relatively common within the community. See Section IV for change request requirements.

Neighborhoods

The Association consists of two separate neighborhoods: **Wolf Trap Woods/Old Ash Grove** which is traditional in style, and **Wolf Den** which is contemporary. These guidelines apply to both neighborhoods except where noted.

General Rules

No building, fence, wall, antenna, swimming pool, or other structure may be constructed, nor may any change to the appearance of the lot or structure be made without advance written approval of the ACC (Covenants Article VI, Section 1).

ACC members who request modifications to their own homes or lots are required to obtain approval from the other ACC.

Design Compatibility

Any proposed modification must be compatible with the architectural characteristics of the applicant's house and the neighborhood setting. Compatibility is defined as similarity in architectural style, scale, use of materials, colors and construction details. The ACC has discretion in determining whether a proposed modification is compatible.

* * *

1. AIR CONDITIONERS

Air conditioning units installed in windows are prohibited. Exterior ground units may be added or relocated providing they do not adversely impact neighbors. Homeowners are encouraged to screen or shield units from view with landscaping.

2. ATTIC VENTILATORS

Attic ventilators or other mechanical devices requiring penetration of the roof should be as small in size as functionally possible, and should match the roof or the finish of similar devices originally installed by the builder. They should be located on the backside of the roof to the extent possible and not extend above the ridgeline unless required to do so by local building codes.

3. BARBECUE GRILLS

Permanent barbecue grills must be located in the rear yard of the lot and as far as practical from adjacent lot lines. Owners are responsible for ensuring that they are in compliance with any state or local ordinance concerning the use and storage of their grills. Portable barbecue grills are restricted to the rear yard of the lot. Permanent grills require ACC approval and change requests must contain the following information:

- (a) A site plan showing the relation of the barbecue grill to the house and adjacent lots;
- (b) A picture and/or detailed drawing of the barbecue grill with dimensions; and
- (c) A description of the materials being used for construction.

4. CLOTHESLINES

Clotheslines or racks for the exterior drying of clothes, linens and other articles are permitted only in the rear yards and may not be visible from the street.

5. COMPOST PILES

Compost piles must be located in the rear yard, should minimize visual impact to adjacent neighbors and may not be visible from the street. They must be maintained in such a manner as to not constitute a nuisance which includes, but is not limited to, the presence of noxious and offensive odors, rodents or insects.

6. DECKS AND PATIOS

Patios and decks require ACC approval. They are restricted to rear yards and may not extend forward of the front plane of the house. When patio or deck schemes include other exterior changes, such as fencing, lights, landscaping, trellis work, drainage, etc., the appropriate sections of these guidelines should be consulted prior to submitting a change request.

Decks

Change requests must include a site plan showing size of deck, height of deck, location as it relates to applicant's house, as well as property lines and description of materials to be used. They should also include details regarding railings (which should be compatible with the overall deck design), posts, stairs, steps, benches, lighting, trellises, etc.

Patios

Homeowners are responsible for ensuring that changes in grade do not adversely affect drainage conditions for adjacent or nearby lot owners. Drainage swales which have been constructed to facilitate water drainage should not be altered by structures or plantings. Approval will be denied if changes in grading and/or drainage adversely affect adjoining properties. Materials and colors should be compatible with the house.

7. DOG HOUSES

Dog houses will only be permitted if they are not visible from the street and minimize visual impact to neighboring lots. They require ACC approval and must be removed upon sale or rental.

8. DRIVEWAYS

Driveways may be paved with black asphalt only, and should be maintained regularly. The maintenance of a joint driveway is the responsibility of all owners who use or share it.

9. DUMPING ON COMMON GROUND

No trash or debris, including but not limited to organic debris such as leaves, grass clippings, logs and branches, may be left or dumped on unoccupied lots or neighborhood common ground.

10. EXTERIOR DECORATIVE OBJECTS

Large decorative objects in the front yard require ACC approval. Exterior decorative objects such as, but not limited to, bird baths, wagon wheels, sculptures, stumps, driftwood piles, and free-standing poles of all types are restricted to the rear yard. Homeowners should exercise restraint in the size, color, number, etc. of objects placed on the lot.

11. FENCES

Location, style, height, material, and color will be considered by the ACC in deciding whether to approve a fence. To maintain architectural harmony,

fences must be compatible with both the applicant's house and adjacent houses. The following restrictions apply:

- (a) **Fences must be of open wooden construction.**
- (b) Chain link, stockade or similar fences are not permitted, except in conjunction with the construction of an approved swimming pool.
- (c) Fences may not extend beyond the extension of the front building line on any lot.
- (d) Fences may not exceed six (6) feet in height.
- (e) Only natural wood fences are permitted. If stained, they must be a natural wood color. If sealed, only a clear sealant may be used.
- (f) Ground level fencing must be installed in such a way that the bottom line of the fence follows the slope of the ground. The bottom fence line must be installed to allow drainage and prevent bottom board deterioration.

12. FIREWOOD

Firewood must be kept neatly and safely stacked, located only in the rear yard, and in such a manner as to minimize visual impact.

13. FLAGPOLES

Flagpoles up to six (6) feet long may be attached to the house. Freestanding flagpoles require ACC approval, and must be removed when no longer in use or when the house is sold or rented. Flagpoles attached to trees are not permitted.

14. GARAGE DOORS

Garage doors must be maintained in a closed position whenever possible. Changes to garage doors require ACC approval.

The Woods: Garage door colors must be the same as, or in harmony with, the colors of the house.

The Den: Garage doors must have a solid, flat surface with no glass or recessed panels. Colors must conform to Den colors (see item #23); white or off-white is not permitted.

15. GENERAL CONDUCT

No noxious or offensive activity is permitted to be carried on upon the residential property, nor shall anything be done or placed there which may become an annoyance or nuisance to the neighborhood (Article VII, Section 4).

16. GUTTERS, DOWNSPOUTS AND REMEDIATION PIPES

Gutters and downspouts must match or coordinate with existing ones, or with the roof or siding in both color and design, and must not adversely affect drainage on adjacent properties. Placement of remediation pipes (e.g., radon) requires approval, and they must be painted to match the house.

17. HOME BUSINESSES

- (a) All lots shall be used for private residential purposes exclusively, except that a professional office may be maintained on a lot if such use is limited to the person residing on the lot and one other professional associate. Such maintenance and use shall be in conformity with relevant zoning laws/ordinances (Article VII, Section 1).
- (b) A “professional office” is defined as rooms used for office purposes by no more than two (2) members of any recognized profession including, but not limited to, doctors, dentists, lawyers, accountants, engineers and architects. However, “professional office” does not include medical or dental clinics.

18. HOT TUBS / SWIMMING POOLS

Permanent above-ground pools are prohibited. Hot tubs and in-ground swimming pools require ACC approval and must be located in the rear yard; electrical and mechanical equipment must be screened from neighbors’ view. Views from other properties will be taken into consideration and additional landscaping may be required. Changes in grade or conditions that will affect drainage should be indicated along with plans for the mitigation of adverse effects on neighboring properties or common ground. ACC approval may be denied depending upon impact.

Owners are responsible for obtaining all necessary permits and complying with County ordinances. Evidence of permits and detailed plans must be submitted as part of the change request. However, the ACC will not be responsible for interpreting or applying the requirements of County ordinances, and ACC approval of the change request is not considered evidence that the change request meets such requirements.

19. LANDSCAPING AND GARDENS

ACC approval is required for all “hardscape” landscaping which includes, but is not limited to, railroad ties, garden timbers, water features (e.g., fountains and ponds), brick, stone, pavers, gravel or any similar material.

- (a) Walls may not adversely impact an adjacent property. Change requests must include a site plan with the location of existing and proposed walls or similar items drawn in, and information on dimensions, material, landscaping plans and grading changes.
- (b) All stone and rocks must be left in their natural color.
- (c) Vegetable gardens should be located in the rear of the property and should minimize visual impact to other homeowners and the view from the street.

20. LIGHTING

Any installation of or changes to exterior lighting requires ACC approval. Under Fairfax County rules, exterior lighting (whether used for security or as part of the landscape), may not be directed beyond the homeowner’s property and must be shielded to avoid creating glare or being a nuisance to neighbors.

Lights above the first floor of the front of the house are not permitted. Lights in trees (except for temporary holiday decorations) are not permitted.

The Woods: Light posts may be no taller than six (6) feet, and may only be placed near the front door walkway. They may not be placed near the street.

The Den: Light posts are not permitted.

21. MAILBOXES

Mailboxes and posts should be maintained in good condition. Styles and colors that coordinate with the house are encouraged.

22. OPEN FIRES

Fairfax County Fire Prevention Code prohibits all open fires except for barbeques and portable outdoor fireplaces. Permanent fire pits require a permit and must be in compliance with the Fire Prevention Code and approved by the ACC. The burning of trash, litter or leaves is prohibited.

23. PAINTING

No homeowner may paint, stain, varnish, apply siding or otherwise cover the exterior of a building that changes the color or design of the building without prior written approval of the ACC. This includes, but is not limited to, change of color to the siding, brick, doors, shutters, trim, roofing, fences, and other visible appurtenant structures. Approval is not required for repainting a house or any portion thereof the same as its current color. It is strongly recommended that homeowners provide the ACC with a paint chip.

The Woods: Siding and trim should be the same or similar in color. Colors should be muted rather than bright, and compatible with nearby houses.

The Den: Exterior colors should be muted shades of earth-tone colors (e.g., greens, browns, taupes, grays). White, off-white, black or bright colors are not permitted. Siding and trim should be the same or similar in color, except for window and trim color, which may be a shade lighter or darker. Paint finish must be flat/matte (not gloss or semi-gloss). House colors should be the same as, or similar to the original Den colors. See original (1978) Den colors on the WTWHA website.

24. RECREATION AND PLAY EQUIPMENT

Play equipment (such as swing sets, trampolines, soccer goals, etc.) which either constitutes a structure or is appurtenant to an existing one requires ACC approval. For example, sand boxes do not require approval, while play houses and swing sets do. Approvals will be based on the following:

- (a) Temporary Duration – All recreation and play equipment is considered to be temporary and requires written agreement that it will be removed when one of the following occurs:
 - 1. The home is rented or sold. The new homeowner may make a new request to retain, if desired.
 - 2. The children in the home stop actively using the equipment.
 - 3. An agreed-upon time limit has been reached.
- (b) Location – Such equipment must be placed in rear yards and not be visible from the street.
- (c) Scale and Design – The equipment must be compatible with the lot size. Design and screening to minimize visual impact to neighbors are additional considerations for approval.
- (d) Color and Materials – Equipment constructed of wood and left in a natural condition to weather is encouraged.

- (e) Basketball Hoops – Backboards may not be attached to single family homes or garages. They may be affixed to portable free-standing pole. Moveable, free-standing poles may not remain in street view when no longer in use. At all times, the backboard, hoop and net must be maintained properly. The ACC may require removal of any basketball hoop that is in poor repair and an eyesore to the neighborhood.

25. ROOFS

All roof changes require ACC approval. Slate, tile and metal roofs are not permitted.

26. SEASONAL AND HOLIDAY DECORATIONS

Seasonal and holiday decorations must be removed within forty-five (45) days following the holiday.

27. SHEDS AND EXTERNAL STRUCTURES

Storage sheds are strongly discouraged and require ACC approval. Other external structures are not permitted. At a minimum the following guidelines must be met:

- (a) Sheds are restricted to the rear yard.
- (b) Metal sheds are not permitted.
- (c) Sheds may not exceed 8 feet in height and be no larger than 8x10 feet.
- (d) Sheds must be adjacent to the house and compatible with the design of the house, i.e., same materials and color scheme.

28. SIDING AND TRIM

The Woods: House siding may be brick, aluminum, vinyl, fiber-cement (e.g., Hardiplank) or hardboard.

The Den: Siding may be brick, wood, hardboard or fiber-cement (e.g., Hardiplank), but not vinyl, metal or stucco. Siding may have wood grain or a smooth texture, but no beading. Trim may be wood, hardboard, fiber-cement or PVC. Den colors apply (see item #23).

29. SIGNS

One (1) real estate “For Sale” or “For Rent” sign will be permitted per lot, and one at the neighborhood front entrance. Such signs must not exceed four (4) square feet in size and must be removed from the property immediately upon the sale or rental of the property. Exception: During an “Open House” event, signs may be added at the front entrances and at street intersections, and must be removed promptly afterwards. All other signs must be temporary and no larger than two (2) square feet. No signs may be illuminated.

Contractor Signs: A home improvement contractor’s sign in a homeowner’s yard may not be up before work has begun, and may not remain more than 7 days after work is completed. For long-term projects, no sign may remain for more than three (3) months.

30. SKYLIGHTS

Skylights require ACC approval. Installation plans must specify the trim and materials to be used, and should match and/or complement house features.

31. SOLAR PANELS

Solar panels require approval. In addition to ACC approval, the following criteria must be met:

- (a) The number and type of solar panels may be no more than is necessary to perform their intended function.
- (b) Solar panels should not obstruct the view from any adjacent lot, nor should reflection of sunlight be a nuisance to neighboring properties.
- (c) All applicable County codes must be complied with, and a copy of any requisite County approval or permit must be included in the change request.

32. STORAGE

No accumulation or storage of litter, lawn and garden supplies, firewood, new or used building materials, lawn bags, trash containers or trash of any kind may be stored on the front or side of any lot. Consistent with Fairfax County regulations, storage of any items must be in the rear and screened from view from the first story window of nearby houses. The storage area cannot exceed 100 square feet on residential properties.

33. STORM AND SCREEN DOORS

Storm doors must be compatible with the home. Full-view glass doors are permitted. All other styles require ACC approval.

34. TENNIS COURTS

The tennis courts are to be used exclusively for playing tennis. All other activities such as skating, skate boards, bicycles, pets, etc. are permitted in the side enclosure.

35. TRASH CONTAINERS AND LAWN BAGS

Each homeowner is responsible for contracting with a private trash disposal service for trash and recycling pick-up. Except for oversized pieces, trash and recycling must be collected and stored in containers specifically designed for trash and recycling. Trash should be bagged even when placed in the container in order to minimize litter and to avoid pests. Trash and recycling containers and lawn bags are not permitted to remain in public view except on days of collection. When necessary, they may be put out on the day before pick-up after dusk.

Neighborhood “civic” rates have been negotiated with two (2) trash services in the hopes of reducing the number of services, and therefore trucks, on our streets. Please see the WTWHA website for current rates and benefits.

36. TREE PRESERVATION AND FINES

The preservation of existing trees is strongly encouraged. Dead trees or trees that by force of nature (storm, lightning, wind, etc.) have been damaged, up-rooted, severely bowed or downed must be removed as soon as possible. Existing trees must be maintained in such a manner as to not impact an adjacent property.

No trees with a diameter of more than four inches (4”), measured four feet (4’) above the ground level, shall be removed without prior written approval of the ACC (Article VI, Section 2).

For the improper removal, damage or destruction of any tree in violation of the above, the damages shall be \$100 per three inches (3”) of diameter, or portion thereof, as measured four feet (4’) above ground level (Article IX, Section 2).

37. TRELLISES, ARBORS AND PRIVACY SCREENING

Trellises, arbors and privacy screening require ACC approval and are typically restricted to rear and side yards. Change requests should reflect the overall design and color scheme of a deck, patio or landscaping.

38. WALKWAYS

A new installation or relocation of an existing walkway requires ACC approval. Change requests for such modifications must include the location, specifications, materials, colors and patterns, all of which should be compatible and in harmony with the house. Repair or replacement with like materials does not require approval.

39. WINDOWS

Changes to existing windows require ACC approval. Replacement windows must be compatible in appearance, size, configuration and profile with the existing windows on the house. Windows may be wood, vinyl, fiberglass, metal or composite plastic.

The Woods: Windows must be double hung and have grids in the upper and lower panes. Frames must be painted the same color as the siding.

The Den: Windows must be painted in Den colors (see item #23) and cannot be painted white or off-white. Double-hung windows are not permitted. Louvered or casement windows facing the street are not permitted. Picture windows and sliders are permitted in the front of the house.

SECTION IV

CHANGE REQUESTS, SUBMISSIONS AND APPEALS

1. LOCATION AND IMPACT ON NEIGHBORS

Prior to submitting a request, homeowners agree to notify immediate neighbors who are directly impacted, as appropriate, about a pending modification. Neighbors may contact the ACC to provide support or express concerns.

The issue of storm water drainage is particularly important. Homeowners are required to exercise proper care to not cause storm water drainage onto other lots or property. The ACC may require applicants to submit certifications from experts when appropriate.

The ACC also has the authority to require appropriate set-backs so that owners do not build or place items too close to an adjacent lot line.

2. TIMING

Projects should be started within six (6) months of approval. After six months, a change request will need to be re-submitted unless otherwise determined by the ACC.

3. CHANGE REQUEST CONTENT

Change requests submitted for approval must contain plans and specifications, and include the following:

- (a) A site plan or survey showing the location of all proposed and existing buildings, fences, walls or other structures on the lot.
- (b) Exterior elevations for the proposed building, fence, wall, structure; or any addition, change or alteration.
- (c) Specifications of materials, color scheme and other details affecting the exterior appearance of the proposed modification.
- (d) Description of the plans or provisions for substantial changes in landscaping or grading.

The ACC reserves the right to request any additional information it may reasonably need in order to make an informed decision.

4. COUNTY APPROVALS

- (a) Many property modifications require a permit from Fairfax County. It is the homeowner's responsibility to obtain all County approvals and permits as may be required. Fairfax County authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain required permits.
County approval does not preclude the need for ACC approval.
- (b) "Miss Utility" (1-800-552-7001) must be contacted prior to any digging for construction of decks, fences, landscaping projects, gardens, etc.

5. PROCEDURES FOR SUBMITTAL

- (a) Change requests must be submitted to the appropriate ACC. Forms are available on the WTWHA website at www.wtwha.com; user name: wtwha1; password: trapwolf1. The ACC will approve or disapprove a complete change request within forty-five (45) days. Work may not commence until written approval is received. If work is initiated without or prior to the receipt of written approval, the owner bears all risks and liabilities if approval is not granted.
- (b) Incomplete change requests will be returned for additional information, and may be revised as required and resubmitted. When complete, the homeowner will be so notified and the review process will begin. Every effort will be made to render a decision quickly. Informal notice will be followed by written notification.
- (c) If the ACC fails to approve or disapprove a correctly filed change request within forty-five (45) days, approval will be deemed granted, except for those change requests for modifications that are prohibited under the Association's legal documents, this Homeowner Handbook, or federal, state or local law.
- (d) Incomplete change requests, or those that require further information, will be denied. The 45-day period will start over upon resubmission.

6. APPEAL OF AN ACC DECISION

Applicants may appeal a decision of the ACC to the Board of Directors. To initiate the process, the applicant must submit an appeal in writing. The Board will determine whether a hearing with the homeowner is required to render a decision.

SECTION V

GENERAL MAINTENANCE GUIDELINES

Property ownership carries with it the responsibility for maintenance of all structures and grounds that are a part of the property. Homeowners are responsible for ensuring that renters comply with these guidelines. This includes, but is not limited to, items such as mowing grass, removal of trash, and structural maintenance. **Maintenance is essential and affects the visual character, safety and value of each property and the neighborhood as a whole.**

1. EXTERIOR APPEARANCE

Homeowners are responsible for maintaining the exterior of their houses and any other structures on their lots, such as decks, fences, play equipment, etc. When not in use, bicycles, toys, strollers, small sports items, etc., should not be left in driveways, in front or side yards, or on sidewalks for extended periods of time.

2. MOWING

All grassy areas of a lot must be mowed regularly for appearance and as a deterrent to rodents and snakes.

3. TRASH, DEBRIS AND LEAF REMOVAL

Each homeowner is responsible for picking up litter on his/her property and preventing debris from occurring. Organic debris such as leaves, grass clippings and branches are not to be left on the front or rear yards of a lot, or dumped on unoccupied lots, open space, or neighborhood common ground. Fall leaves must not be allowed to collect in such a way that neighboring yards are affected, nor be blown onto the street unless being picked up by a service.

4. DAMAGE BY ACTS OF NATURE

In the event of fire, windstorm, or other damage, the exterior of a structure must not be permitted to remain in a damaged condition for longer than six months.

SECTION VI

VEHICLE CONTROL GUIDELINES

Reminder: The posted speed limit for most of our neighborhood is 25 mph.

1. To facilitate the free movement of passing vehicles, no motor vehicles belonging to homeowners are permitted to be parked on the street, or paved portion of any joint driveway, public or private, except in bona fide temporary situations or emergencies (Article VII, Section 15).
2. No junk vehicle or house trailer may be kept on any lot. Boats, boating equipment, travel trailers, campers, camping equipment may not be visible on any lot. This includes inoperable, covered, unregistered, unlicensed or uninspected vehicles (Article VII, Section 10).
3. Minor vehicle repairs should be completed within forty-eighty (48) hours if performed on a driveway or other open view area. No repairs may be made on streets, pipe stems, or lawn areas. Major repairs (including, but not limited to, engine, transmission, rear end overhauls, etc.) must be conducted inside the garage.
4. Dumping, disposal of oil, grease or any other chemical residual substance, or any substances from holding tanks of vehicles of any type is strictly prohibited anywhere within the Association or upon surrounding properties not a part of the Association.
5. No visible commercial vehicles are permitted, except for those providing temporary services.
6. Parking on lawns is prohibited.

SECTION VII

PET CONTROL GUIDELINES

Only common household pets are permitted on a lot provided they are not kept, bred or maintained for commercial purposes (Article VII, Section 6).

ACC rules are consistent with Fairfax County regulations:

1. All dogs are to be licensed and on a leash when outside.
2. Pet owners must immediately clean up and properly dispose of pet waste deposited outside of the owner's property.
3. There are animal noise prohibitions between 10 p.m. and 7 a.m.

Violations may be reported to the County and carry fines.

SECTION VIII

SATELLITE AND ANTENNA GUIDELINES

The Board of Directors is bound by the restrictions and regulations of the Federal Communications Commission (FCC) for the installation, maintenance and use of residential satellite dishes and antennas. For additional details, see the WTWHA website or the guide *Installing Consumer-Owned Antennas and Satellite Dishes* on the FCC website at: <https://www.fcc.gov/consumers/guides/installing-consumer-owned-antennas-and-satellite-dishes>.

Below is a brief overview:

1. Size and Type

Antennas/dishes that are one meter (39") or less in diameter and for personal use of a homeowner may be installed. Anything larger is prohibited.

2. Location

All antennas/dishes must be installed with emphasis on being as unobtrusive as possible to neighbors. To the maximum extent possible, without degrading reception, they must be screened from view from any street and nearby lots.

3. Interference

The installation of any type of antenna/dish which transmits a signal of any sort or disrupts the reception of radios and television sets of neighbors is strictly prohibited.

4. Installation

ACC notification is required. Antennas/dishes may not be larger or installed higher than is absolutely necessary for reception of an acceptable quality signal, and must be properly secured.