

Adopted Rules and Regulations

Section 8.02 Garbage and Refuse Disposal. – (Adopted 6/8/2020)

Trash collection containers shall be placed at the curb for collection no earlier than 24 hours prior to 7:00 a.m. of the day of collection. Once placed at the curb for collection, no container shall remain on the curb for a period exceeding more than 24 hours after 7:00 a.m. of the day of collection. All containers shall be stored in a carport or enclosed building or placed behind the nearest portion of the residence or the building to the street when not set out for collection. If such storage or placement is impractical or impossible, containers may be stored in the front of the dwelling if hidden from view by landscaping or an approved decorative enclosure.

Section 8.11 Lawn and Yard Maintenance. – (Adopted 6/8/2020)

During the growing season (March – October), lawns must be properly maintained and mowed on a regular basis. Grass and weeds should not exceed 5 inches above the lawn base. Lawns, plants, and shrubbery should be watered regularly to maintain a healthy appearance. Dead plants, shrubs, and trees should be removed in a timely manner. Flower beds, mulched areas and rock areas should be regularly weeded and maintain a pleasant appearance.

Section 8.12 Outdoor Cooking Appliances and Grills. – (Adopted 6/8/2020)

Use of portable barbecue grills or other outdoor cooking appliances is permitted on the lots. Fires must be extinguished promptly after cooking. Barbecue grills or other outdoor cooking appliances may remain in front of the house while they are in use. All Outdoor cooking appliances and grills shall be stored behind the front wall of the house and shall not be visible from a public roadway.

Section 8.13 Rust on Fences and Driveways. – (Adopted 6/8/2020)

Rust (orange color) on fences and driveways shall be cleaned off in a timely manner to preserve the natural appearance of the fence and driveway. Each owner shall keep the lot, and all improvements thereon, in good order and repair, free of debris, all in a manner and with such frequency as is acceptable to the Association and consistent with a first quality single family residential development.

Section 8.15 Sheds. - (Adopted 6/8/2020)

Sheds shall be made of wood, roofed with shingles and match the color of the house. A shed refers to any storage unit with more than 16 square feet of floor space and more than 6 feet in height.

Section 8.16 Holiday Lights/Season Decorations Regulations. - (Adopted 6/10/2024)

Permanently installed security/holiday lights shall be defined as lights that are hard-wired into the eaves or soffit of the home with light bulbs that are non-protruding and/or recessed with no visible wires or extension cords. All other string-style lighting attached to the exterior of the home shall be considered temporary holiday lighting. Permanently installed security/holiday lights shall remain white throughout the year except for the week of a holiday federal or state of Virginia-recognized holiday, with exceptions for Halloween, Christmas, and other December Holidays. Holiday lights and/or seasonal decorations that are visible from a street may be displayed on the

outside of the home and should correspond to the current or upcoming season/holiday. Holiday lights and/or seasonal decorations must be removed in a timely manner after the past season or holiday has ended. Lights and decorations shall not create a nuisance (examples include loud noises or bright lights past 11 pm) or safety issues for other neighbors and must be removed in a timely manner. Halloween decorations can be displayed starting the second (2nd) Saturday in September and must be removed by the second (2nd) Sunday in November. December holiday decorations can go up no earlier than November 1st and must be removed by the second (2nd) Sunday in January of the following year. Temporary string style/holiday lights can be displayed in backyards for pools, gazebos, pergolas, etc. for ambiance year-round. Inappropriate holiday lights and seasonal decoration displays will be addressed by the Board of Directors.

*All violations will be accompanied by a picture and sent to the Board for review and approval prior to a violation letter being sent out to the homeowner.