

Resident Manual

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CHAPTER I

QUAKER HILL COMMUNITY ASSOCIATION

Quaker Hill is more than just an ordinary housing development. By purchasing a home at Quaker Hill you have become a member of a planned community with a homeowners association, the Quaker Hill Community Association, which will include approximately 300 single family and multi-family residential units at completion, in addition to open space and other facilities and amenities. It is important that each homeowner understand the concept and functioning of the homeowners association.

As with most similar associations, property within the planned community is divided into two basic categories: private ownership of the homes and lots purchased by individuals and corporate ownership of common properties, including land, as well as facilities and amenities, by the Association. The Association is actually a not-for profit corporation to which all property owners in Quaker Hill are members. Just like a business corporation, a Board of Directors, elected from and by the owners, will make decisions and oversee the operation of the Association. The Association is charged with the maintenance and upkeep of the common properties and is also concerned with ensuring that the original plan for design and use of the land and homes within the community is not altered or changed. Even though each lot is owned privately and the common areas are for the use of all residents of the community, there are certain restrictions and guidelines for use and changes to all elements within the community. By monitoring the design and use of all exterior portions of the community, the Association is able to maintain aesthetic standards that in turn sustain property values.

ASSOCIATION LEGAL DOCUMENTS

Three legal documents provide a framework within which the Association can govern itself. These are the Articles of Incorporation, the Bylaws and the Declaration of Covenants, Conditions and Restrictions.

The Articles of Incorporation

The function of the Articles of Incorporation is to establish the not-for profit corporation under which the Quaker Hill Community Association is operated. The Articles Incorporation are registered with the Virginia State Corporation Commission.

The Articles of Incorporation include the following provisions:

1. States the name of the corporation -- Quaker Hill Community Association.
2. States the purposes for which the corporation has been formed.
3. Provides for no anticipated profit by the corporation and no personal liability of members for debts and obligations of the corporation.
4. Defines voting membership.

5. Names the corporation's registered office and registered agent and dictates that the corporation operate under a Board of Directors.
6. Provides and defines the extent of indemnification for the Officers and Trustees of the corporation.
7. Describes how the Articles of Incorporation may be amended, and how the corporation may be merged or dissolved.

The Declaration of Covenants, Conditions and Restrictions

The Declaration of Covenants, Conditions and Restrictions for Quaker Hill is the instrument that defines the operational concept of the community. The Declaration is a title document -- an extension of the deed of the parcels of land. It is recorded in the City of Alexandria land records before the first settlements begin.

The terms of The Declaration will bind all present and future owners and mortgagees of the encumbered property. It is important that each owner examine this document carefully to be aware of all use restrictions on the private land and buildings and on the common areas of the Association.

The following provisions are covered in the Declaration:

1. A definition of terms used throughout the Document.
2. A description of property rights.
3. A description of the organization of the corporation and membership and voting rights.
4. A provision for and description of assessments and insurance obligations.
5. Provisions for covenant control, use restrictions, and exterior maintenance requirements.
6. Description of easements affecting the community.
7. Additional provisions defining and describing the enforcement of conditions of the Declaration, amendment and termination, mortgagee rights and requirements, and condemnations.

The Bylaws

The Bylaws set forth policies and procedures for the operation of the not-for-profit corporation. The Bylaws for Quaker Hill include the following items:

1. Definitions of terms used in the Bylaws.
2. Specifications for membership in the Association, as well as meeting and voting procedures.

3. Specifications for selection of the Board of Directors, their term of office, nomination and election procedures, meetings and duties, powers, and functions of the individual officers and the Board.
4. A provision for liability and indemnification of the Officers and Directors.
5. Provisions for the functioning of the Covenants Committee.
6. Provisions for amending the Bylaws.

ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

There are two classes of members of the Quaker Hill Community Association, which are detailed below:

1. Class A Members - The Class A membership category includes all owners of completed single-family detached, townhome and condominium units. Each Class A Member has one vote per dwelling unit.
2. Class B Member - There is one Class B member, the Developer (Cameron General Partnership) who initially has 477 votes which is decreased by one vote for each outstanding Class A membership. The Class B membership will terminate when the number of outstanding Class A votes equals the number of Class B votes.

GOVERNING THE ASSOCIATION

The legal documents for Quaker Hill establish a focused governance structure for the entire community. The individual housing clusters to be developed at Quaker Hill will have no legal autonomy or independent decision-making capabilities with the exception of residential condominium units, which have governmental autonomy due to their status as statutory creations. All owners in the community will belong to the Quaker Hill Community Association. All common properties located in the various non-condominium residential clusters (grounds and improvements which are not part of the individual lots) will be owned and maintained by the Association. The Association also owns and is responsible for maintaining the grounds and facilities which are common to the entire community and available for the use of all residents.

The Association has two main areas of responsibility which are exercised on behalf of all owners. The first is the operation and maintenance of the common properties owned by the Association. The second major area of responsibility of the Association is the administration of all covenants and use restrictions related to both the common properties, as well as private lots and homes. These responsibilities must be carried out in a manner consistent with the legal documents for the Association.

The Board of Directors

The legal documents recognize that collective decision-making by all homeowner members of the Association is not an efficient method for conducting business. Therefore, most decision-making authority is vested in a Board of Directors, which functions as the executive organ of the Association. The Board has the authority to make decisions except for those areas where the legal documents specifically reserve this prerogative for the Association membership. Examples of the latter include the making of amendments to the legal documents and the adoption of extraordinary assessment fee increases.

The powers and duties of the Board of Directors include the following:

- o Adoption of the annual operating budget for the Association;
- o Hiring, supervising and discharging Association employees (as appropriate);
- o Hiring, supervising and discharging a professional managing agent for the Association;
- o Executing contracts for the procurement of goods and services required by the Association (i.e., landscape maintenance, snow removal, etc.);
- o Adopting and enforcing reasonable rules and regulations, as well as enforcing compliance with all covenants and use restrictions set forth in the Declaration.

The number, composition and terms of office of the Board, as well as provisions for both expanding the size of the Board as the community grows and incorporating the participation of lot owners, are set forth in Article VIII of the Articles of Incorporation and Article IV of the Bylaws.

The articles provide that the Board shall initially consist of three members, all of whom shall be appointed by the Developer, and shall be expanded to include a maximum of five Directors at the first Annual Meeting following the expansion of the Association to include 118 Class A members. At that meeting, two Class A homeowners will be elected to the Board. The Developer has the right to maintain three appointed Directors until such time as the Class B membership expires.

The above provisions relating to Developer control of the Board and a gradual transition to control by the lot owners represents a typical approach for a property owners association. It recognizes that the Developer must maintain control of the Association decision-making process for an extended period of time in order to ensure execution of the approved development plan and to protect the substantial investment made by the Developer. The Developer may, on a voluntary basis, choose to accelerate homeowner involvement in and control of the Board of Directors.

All Board Directors, including those initially appointed by the Developer, are legally obligated to represent the interests of the Association. In technical legal terms, they have a fiduciary responsibility to the members of the Association. Essentially, they function as stewards who are responsible for protecting the assets owned in common by all Association members. Because the responsibilities of Directors are substantial, and due to the fact that Board members will ultimately be volunteers, the Association will procure and maintain Directors and Officers liability insurance for the Board. This policy, which is a common expense funded through assessment fees, protects Board members from individual liability for their actions as Board members.

Book of Resolutions

To make sure all policies and actions taken by the Board are properly documented, they will be adopted by the Board in the form of a resolution, and then recorded and compiled in the Book of Resolutions for the Quaker Hill Community Association. By adopting and recording policy decisions in this manner, the Board will create a record of all past decisions and actions made on certain issues. The process of recording decisions in the form of resolutions also assures that the Board will act consistently when making future decisions on issues. Since the Board has recorded action on past issues, they now have a basis from which to reference future policy.

Resolutions adopted by the Board will fall into four categories: Policy Resolutions, Administrative Resolutions and General Resolutions.

Policy Resolutions are resolutions that deal with the protection of Association assets and the rights and obligations of Association members. An example of a Policy Resolution for Quaker Hill would be the Design Review Procedures and Guidelines Resolution. This resolution states the changes and alterations you are allowed to make to the exterior of your lot and home. It also explains how the community will be monitored for violations and what actions will be taken against the homeowners who are in violation of the resolution.

Administrative Resolutions affect the internal operating procedures of the Association. An example of an Administrative Resolution is a resolution for procedures relative to assessments. This resolution tells how and when assessments are due, and what action shall be taken for late payment or non-payment of assessments.

A General Resolution is a one-time decision made by the Board to carry out routine administrative duties of the Association. This would include filling vacancies on the Board of Directors, entering into contracts for common area maintenance, etc.

A Special Resolution will be developed for an action to be taken against a homeowner for a violation of the community's legal documents, or an interpretive decision regarding the homeowner. An example of a Special Resolution would be that of a homeowner who has violated, repeatedly, a pet rule by allowing his or her dog to run loose in the community and become a nuisance, bringing complaints from other homeowners. A special hearing would be provided by the Covenants Committee or Board in which a dog owner would be allowed to state his or her case. Then, a decision for action in regards to the dog owner would be made and recorded by Special Resolution in the Book of Resolutions.

The Board of Directors has adopted a series of initial policy and administrative resolutions to provide a sound basis for administering the affairs of the Association. These resolutions were developed with the assistance of Community Management Corporation, an association management firm selected by the Board to provide professional management services for the Association. A number of resolutions of particular concern to most homeowners are included as appendices to this Homeowners Manual.

Committees/Covenants Committee

The legal documents provide for two committees. The first is the Nominating Committee, which is appointed by the Board prior to each annual meeting at which there will be an election of Board Directors in order to assist in the solicitation of nominees for available Board positions and to coordinate the elections process.

The legal documents also require the appointment of a Covenants Committee. The committee is to be appointed by the Board of Directors and is to consist of three or more persons. This committee plays a very important role in the governance of the Association and can have an immediate impact on the property owners.

The powers, duties and structure of the Covenants Committee are detailed in Article V of the Declaration. The Covenants Committee has two main areas of responsibility, as described below.

1. The Covenants Committee is responsible for reviewing and approving/disapproving applications for any visible additions, modifications or alterations to the exterior of an improved lot or to any existing improvement on a lot.
2. The Board may assign the Covenants Committee the responsibility for reviewing alleged violations of the Association's legal documents, Rules and Regulations and recommending appropriate enforcement action. Such actions must be taken in accordance with the procedural and due process requirements set forth in Policy Resolution No. 5.

As stated above, the Covenants Committee has primary responsibility for the administration and enforcement of architectural design standards and restrictions for the community. Owners who desire to make additions, modifications or alterations to the exterior of their private home (or other building) or lot will, in most cases, be required to submit a design review application to the Covenants Committee. The Committee can approve, modify or disapprove requests for such exterior alterations based on policies, procedures and guidelines established by the legal documents and by the Board of Directors.

It is important that all homeowners be familiar with adopted design guidelines and procedures. The Board of Directors has adopted a comprehensive policy resolution on this matter (Policy Resolution No. 6 - "Design Review Procedures and Guidelines"). These policies and specific design guidelines are detailed in a handbook which is included as Appendix I of the Homeowners Manual. This handbook also includes an explanation of the basis for and purpose of design guidelines, a copy of the design review application which is to be used by owners desiring to make modifications to the exterior of their homes or lots, and a summary of the application and review procedures which will be used in processing such applications.

In addition to the two committees described above, the Board of Directors has the authority to appoint other committees deemed necessary by the Board to assist the Board in providing effective governance for the community. The formation of such committees can provide an effective means for achieving greater homeowner participation in the decision-making process. However, the effectiveness of such committees requires a willingness by homeowners to devote the necessary time and energy required.

ASSOCIATION SERVICE RESPONSIBILITIES

The Quaker Hill Community Association is responsible for providing certain services to the owners and residents of the Quaker Hill Community. These responsibilities include, but are not limited to, the following:

Grounds Maintenance -- The Association is responsible for maintaining all landscaped common properties which includes, as appropriate, seeding, fertilizing, mowing, trimming, mulching, pruning, and planting. Clean-up of the grounds is also the responsibility of the Association. However, the owners and occupants are requested to assist in this effort by not littering and picking up litter as needed. The Board may also choose to perform landscape maintenance for the public road rights-of-way in order to enhance the visual appearance of the community.

Insurance -- The Association provides liability insurance for the common areas only, as well as property insurance for the replacement value of common area facilities and amenities. Owners must secure their own individual property and liability insurance for their homes and lots. The Association will also provide Directors and Officers liability insurance and fidelity bonding to protect the Board of Directors.

Property Maintenance and Repair -- The Association will maintain and repair any common area properties and facilities owned by the Association. Replacement reserves for such items are collected as part of the assessment fee in order to ensure that adequate funds will be available to make any needed capital repairs and replacements.

A function often performed by an association is snow removal. In the case of Quaker Hill, all main arterial streets will be dedicated to the State, which will have ultimate responsibility for snow removal. Until this responsibility is assumed by the Virginia Department of Transportation, snow removal will be performed by the Developer. The Association will remove snow from common area parking lots and streets, including those in the townhome area and the community center parcel. This responsibility will be assumed by the Association upon the completion of final paving.

ASSOCIATION BUDGET, ASSESSMENT FEES AND FINANCIAL PROCEDURES

As detailed in the preceding section, the Association administers many services provided to the residents. Each year the Association compiles an annual budget. This budget contains the estimates of expenses which will have to be met in the coming year, based on the services and programs offered.

The Board of Directors must also include in the budget adequate sums for reserves to cover unforeseen expenses, working capital, and the major repair or replacement of common facilities. Operating expenses and reserves together make up the expenses funded by annual assessments.

Due to the varying levels of services which will be provided to different members, there are multiple assessment levels. The assessment format is detailed below.

1. Developer Assessments - The Developer is obligated to pay a one-time assessment of \$100.00 per lot (or dwelling unit permitted under applicable zoning, in the case of multi-family residential housing). Once this obligation is fulfilled, the Developer is exempt from any further assessments, although the Developer is legally obligated to fund any budget deficits. The advantages of this approach are the collection of "up-front" cash which ensures adequate capitalization for the Association and the administrative simplicity inherent in collecting only one fee.
2. Initial Assessment - Each initial purchaser of a Lot, is obligated to pay a one-time "initial assessment" of \$100. This money will be collected at the time of settlement. This initial assessment is intended to also provide initial capitalization for the Association so that adequate income will be collected to pay operating costs at a time when the normal assessment income stream will be inadequate to meet actual operating costs.
3. Assessment for General Common Expenses - This assessment is for services and related expenditures which are deemed to benefit all lot owners within the community. All Class A members are required to pay this assessment. Services funded from this assessment include, but are not necessarily limited to the following: professional management services; audit and legal services; insurance; landscape maintenance services for community entryways, public street rights-of-way and certain community open space.
4. Recreational Facilities Assessment - All Class A members, which includes all single-family, townhome and residential condominium unit owners, are obligated to pay a Recreational Facilities Assessment. This revenue will pay for the costs associated with maintenance and operation of the Association's swimming pool, community center and tennis courts, including applicable replacement reserves.

The Alexandria Redevelopment Housing Authority (ARHA) has a reserved right in the Associations' legal documents to permit use of the recreational facilities by residents of 40 adjacent dwelling units owned by ARHA. If this right is exercised, ARHA will pay a recreational facilities assessment for the units.

5. Limited Common Expense Assessments - The Association will provide certain services to townhome and single-family Lot owners which are not provided to other members. Such services will be funded by a separate limited common expense assessment (cluster fee), for each housing type. This assessment, which is initially identical for both single-family and townhomes, provides for the following services; the lighting of private streets and parking areas; neighborhood landscape maintenance, snow removal from private streets and parking areas, and replacement reserves for the streets and parking areas.

The assessment obligation is legally an annual one. However, the Board of Directors will permit payment in twelve equal monthly installments, due on the first day of each month. An assessment installment which is not paid by the 10th day of the month shall be considered delinquent. In such case, a late fee of ten dollars (\$10.00) will be charged to a residential lot owner in accordance with Administrative Resolution No. 1, adopted by the Board of Directors.

All of the amounts assessed against a home (or "lot") give rise to a lien on that home under the Declaration. If the assessments are not paid when due, the Association may perfect the lien by recording it in the land records. An owner cannot dispose of his home free of the lien and the costs of collection. The Association may obtain payment of past due assessments by foreclosure of the lien (resulting in a forced sale of the lot) or by suing the lot owner. If any assessments are delinquent the Board of Directors may accelerate the payments (i.e., declare immediately due and payable the total amount assessed against the owner for that fiscal year but not yet paid).

Detailed assessment collection and enforcement procedures are set forth in Administrative Resolution No. 1, which is included as an appendix to the Homeowner's Manual. ALL homeowners are encouraged to become familiar with the terms of this resolution.

Each residential homeowner will receive assessment coupons for use in paying the monthly fees. Assessment coupons will be provided to each owner following settlement and, thereafter, prior to the start of each new fiscal year. Please use these coupons to insure accurate and prompt credit to your account. Questions concerning your bill should be addressed to NVM at (703) 941-9002 during normal business hours.

THE ASSOCIATION MANAGING AGENT

Management of the services, property and assets of a property owners association is a specialized business requiring specialized expertise.

Recognizing this, the Board of Directors has engaged an independent consultant and managing agent to provide professional management services for the Quaker Hill Community Association. The managing agent is:

Northern Virginia Management (NVM)
4306 Evergreen Lane, Suite 101
Annandale, VA 22003

NMV's services to the Association fall under three principal areas:

Property Management. Supervision of any on-site personnel and contractors providing such services as grounds maintenance, snow removal, etc.

Financial Management. Handling all assessment collections and disbursements; keeping books and records in accordance with standards imposed by the Bylaws; preparing the baseline annual operating budget; and advising the Board on assets management.

General Administration. Assisting the Board in conducting all its business; working with committees; advising and reporting to the Board; assisting in policy development, etc.

The Management Agreement is initially for a term of one year and may be renewed for successive terms of one year each. The Management Agreement provides for termination by the Association, upon ninety (90) days written notice sent by registered mail.

Northern Virginia Management is not affiliate with the Developer in any way. Further information on NVM can be obtained by calling their office at (703) 941-9002.

CHAPTER II

SUMMARY OF RULES AND REGULATIONS

Introduction

Quaker Hill is a community with many residents. In such a community rules are needed. These rules and regulations are established in order to enhance everyone's enjoyment and use of their homes and common areas at Quaker Hill.

The Bylaws of the Association (Article IV, Section 4.01) empower the Board of Directors to establish reasonable rules and regulations for the use of the property. From time to time the Board will review any rules so established. The initial rules and regulations are set forth in the Declaration of Covenants, Conditions and Restrictions and the Book of Resolutions.

The remainder of this section provides a brief summary of the important rules and regulations of immediate concern to most homeowners. Greater detail is contained in the appendices to this Homeowners Manual, which include the design guidelines handbook adopted by the Board of Directors and specific resolutions related to the parking and use of vehicles, pets, restrictions on the use of homes and lots and assessment collection procedures.

Architectural and Landscape Improvements

The Declaration of Covenants, Conditions and Restrictions provides broad authority to the Association to promulgate, administer and enforce architectural and design standards and use restrictions for the community. The purpose is to enable the Association to maintain standards of design integrity and aesthetic appearance for the community, including all private homes and lots, thereby promoting the maintenance and enhancement of property values.

The Declaration also establishes procedural requirements for the administration of design standards. It mandates the appointment of a Covenants Committee by the Board of Directors. This committee has the following powers:

- o to promulgate design standards and rules and regulations, subject to approval by the Board of Directors;
- o to approve, disapprove or modify applications submitted by homeowners for exterior changes to homes or lots;
- o to monitor compliance with design standards and use restrictions.

The Declaration establishes a broad requirement that homeowners seek approval from the Covenants Committee for additions, changes or modifications which would change the exterior appearance of a home or lot. The Board of Directors of the Association has adopted a comprehensive Policy Resolution (Policy Resolution No. 6, "Design Review Procedures and Guidelines") which establishes general design standards, use restrictions and administrative procedures. The Board of Directors has also approved a detailed Design Guidelines and Standards Handbook which is included as Appendix I of this Homeowners Manual. The handbook provides detailed design standards and use restrictions. All owners are advised to read the handbook and become familiar with

its contents. Failure to obtain prior approval from the Covenants Committee for an exterior improvement or modification to a home or lot could result in considerable subsequent inconvenience and expense for a homeowner.

In general, almost all significant exterior modifications require that homeowners submit a written application to the Covenants Committee and obtain approval prior to commencement of the improvement. Examples of improvements which require prior approval include the following: any structural addition or modification to the home; all decks, patios and fences; major landscape improvements, particularly those which would alter the topography of the lot or basic landscape design plan for the community; repainting or restaining the home (except for the original color).

In addition, certain uses or improvements are prohibited. These include; exterior antennas or satellite dishes; exterior clothes lines; pre-fabricated storage sheds and chain link fences.

The design guidelines cannot envision every possible modification which might be proposed by owners. Therefore, owners are advised to contact the Covenants Committee or managing agent before proceeding with any improvements where there is a question as to whether or not prior application and approval is required.

Assessment Payments

Detailed assessment collection procedures are contained in Administrative Resolution No. 1 of the Book of Resolutions, which is included as an appendix to this Homeowners Manual.

All assessment payments are due on the first day of each monthly assessment period. Assessment payments not received by the tenth day of the month will be considered delinquent and a ten dollar (\$10.00) late fee will be levied and added to the homeowners account.

In cases where an assessment payment is delinquent the Board may, at its discretion, choose to accelerate the remaining installments of the annual assessment obligation (all remaining fees for the balance of the fiscal year would therefore be due and payable). Additionally, the Board may file a lien against the unit in the land records of the City of Alexandria and/or initiate a civil law suit against the owner. The cost of a lien filing and any legal costs incurred by the Association will be assessed against the delinquent unit owner.

The consequences of extended delinquency can be costly to a unit owner. More important, however, is that any substantial failure to make assessment payments can have an adverse impact on the Association's cash flow and ability to pay for services in a timely manner. Typically, a Board of Directors attempts to establish the lowest possible assessment fee consistent with the Association's essential service requirements. This approach anticipates voluntary cooperation by all homeowners in meeting their assessment obligation.

Leasing of Units

Restrictions on the leasing of units are detailed in Policy Resolution No. 9 of the Book of Resolutions, which is included as an appendix to the Homeowners Manual.

Owners who want to lease their unit must comply with the following requirements:

1. The minimum lease term is six months;
2. The lease must contain a provision that the right of the lessee to use and occupy the home and lot are subject to compliance with the provisions of the legal documents and the rules and regulations of the Association.

Compliance with this provision is in the clear interest of the homeowner, since the owner may be liable for any costs incurred by the Association in addressing violations by the lessee. Owners are encouraged to see that renters are provided with a copy of the legal documents and all rules and regulations, so that they are familiar with their rights and obligations as residents of the community. Provision of a copy of the Homeowners Manual is suggested as a means of ensuring that renters are adequately informed.

3. A copy of the executed lease should be forwarded to the Management Agent or Board of Directors at least ten days in advance of occupancy by the renter. Owners are also required to provide advance notice of a lease continuation or renewal.

In addition to the above, it is important that owners provide prompt notification to the Managing Agent of an address change so that the Association can properly forward any assessment coupons and legal notices (i.e., Association meeting, etc.).

Pets

Requirements and restrictions on the keeping of pets are set forth in Policy Resolution No. 8 of the Book of Resolutions, which is included as an appendix to this Homeowners Manual.

Subject to any restrictions set forth in this resolution, homeowners may keep generally recognized, domesticated house or yard pets, provided that there shall be no commercial breeding of animals on the property.

Pet owners are advised to familiarize themselves with the requirements of Policy Resolution No. 8, which includes the following provisions:

1. Pets may not run free on the Association common areas; they must be on a leash or under voice command;
2. Pets should have all required licenses and inoculations;
3. Owners are responsible for the immediate removal and disposal of all animal waste on the common areas.

Vehicle Parking and Use Restrictions

Rules governing the parking and storage of vehicles are set forth in Policy Resolution No. 7, which is also included as an appendix to this Homeowners Manual.

Owners and community residents should be particularly aware of the fact that certain types of vehicles, including boats, commercial vehicles, recreational vehicles and buses, may not be parked in open view within the confines of the community other than on a temporary basis, except in areas, if any, designated for such use by the Board of Directors. A detailed listing of such vehicles is contained in Policy Resolution No. 7. Vehicles subject to the restriction may be maintained on private lots if parked in a garage.

Other important rules detailed in Policy Resolution No. 7 include the following:

1. No major vehicle repairs or maintenance may be performed on the property, except in garages. This restriction extends to painting and the drainage of automotive fluids.
2. Junk or derelict vehicles may not be parked on the property and will be subject to removal at the owner's expense. A derelict vehicle is basically defined as one which is nonoperative.

Use of Lots and Common Areas

Policy Resolution No. 9 of the Book of Resolutions stipulates a number of rules related to the use of lots and common areas, including the following provisions:

1. No trash receptacles may be stored in open view. Trash containers may be put out for pick-up no earlier than the evening prior to the scheduled pick-up day and must be removed the day of pick-up.
2. No litter, trash, refuse, building materials or bulk materials may be stored or accumulated upon any lot, except for construction materials required for the completion of alterations approved by the Covenants Committee.
3. Leaves, trash and other articles may not be burned on the lots or common areas.
4. Draperies, blinds or other window treatments visible from the exterior of a unit must be white or a neutral color.