

Rules and Regulations
Oakmont Villas Neighborhood Association Inc.

Oakmont Villas Neighborhood Association, Inc.

Rules and Regulations



Adopted October 2013

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Foreword

The following Rules and Regulations have been set forth to expand upon and clarify the information found in the Declaration and Bylaws under which the Board of Directors (the "Board") for Oakmont Villas Neighborhood Association (the "Association") operates.

Support of these Rules and Regulations by owners and residents is absolutely necessary in order to protect property rights and property values for owners, maximize the quality of life for residents, assure the continued aesthetic beauty of the community, and to provide the framework that will allow community members to live in harmony.

Authority: Section 3.1(a) of the Declaration of Protective Covenants for Oakmont Villas at the Villages at Kentlands provides that the Board of Directors may adopt rules regarding the use and operation of the Common Areas. In addition, Virginia Code section 55-513 of the Virginia Property Owners' Association Act authorizes the Board to adopt these Rules and Regulations.

By resolution effective this day 20 of October 2013, the Board adopts the following rules governing the properties, which rules are set forth below.

These Rules and Regulations are subordinate to all Governing Documents including: the Declaration, the Articles of Incorporation, and the Bylaws for the Association. Should any provision of these Rules and Regulations conflict with the terms or provisions of any of the Governing Documents, the terms and provisions of the applicable Governing Document(s) shall control. Capitalized terms used in these Rules and Regulations and not defined herein shall have the meaning set forth in the Governing Documents.

1. Common Areas and Sidewalks:

- A. Individual use of a common area by owners or their guests for everyday recreational activities in a manner consistent with such common area is permitted. No item may be installed or encroach upon the Common Areas. This includes any item that will ordinarily fall under the overview of the Architectural Control Council.
- B. Vehicles or other items are not allowed in an area that will block sidewalks. The parking of a vehicle on any sidewalk or on top of the curb face located inside the community is prohibited.

2. Uses Affecting Insurance:

- A. Damage to property by fire, casualty, vandalism, accident or other cause must be promptly reported to the Association by any person having knowledge thereof. Any unsafe structure and the structure's Lot must be secured immediately.
- B. No homeowner shall cause or permit activity or keep anything upon any portion of the Common Areas which will increase, or in the reasonable opinion of the Board of Directors may risk increasing, the rate of insurance for the Association.
- C. Owners are responsible for the conduct of their guests and any damages their guests may cause.

3. Property Improvements and Modifications:

- A. Any addition or exterior alteration of any type made to any Dwelling, Lot, Lot Structure or exterior portions of a Dwelling to include antennas, lighting, HVAC equipment, permanent generators, fencing, awnings, storm doors, patio enclosures, driveway, sidewalk, privacy wall, yard landscaping, new components, hide/shielding components or front yard tree replacement requires written approval of the Architectural Control Council. Please refer to the Architectural Standards for approval application requirements.

4. Owners Duty to Maintain:

- A. Except for those services provided by the Association with respect to individual Lots, Owners are required to maintain the appearance of a Dwelling, Lot, Lot Structure and all yard areas in an orderly and attractive condition that meets all community standards. This includes any improvements made to the Dwelling or Lot or personal items located on the Lot. With routine and proper care and maintenance the owner should prevent the development of any unclean, unsightly or unkempt conditions from occurring.
- B. Should an Owner fail to maintain his property at an appropriate level as determined by the Board, the Board will have the right to employ a professional landscaping firm and other vendors to maintain the Lot and the Owner will be billed for the cost.
- C. When community irrigation is not available, Owners are responsible for providing the minimum lawn irrigation as necessary to maintain the Lot's lawn and landscaping in good condition and the Lot's overall attractive appearance.
- D. Personal property including bicycles, balls, other toys, recreational equipment, tarps, tools or equipment or similar items normally used on a temporary basis and not designed to be stored outside should be stored inside when not in use and may not remain outside overnight in the front or side yard of the Lots.
- E. To enhance the aesthetics of the neighborhood, garage doors should be kept closed to the maximum extent possible.
- F. Each Owner shall keep the Lot, Dwelling and all improvements in good order and repair, free of debris, all in a manner and with such frequency as is acceptable to the Board of Directors and consistent with the high standards associated with Oakmont Villas.

5. Trash and Littering:

- A. No Owner shall permit rubbish, trash, home or yard refuse to accumulate anywhere on his Lot or dispose of it on another's Lot, or any property maintained by the Association. The burning of trash and leaves or other debris is strictly prohibited within the Properties. The owner may not rake or blow leaves into any Common Area.
- B. Littering is prohibited on any portion of the Properties including Lots, Common Areas, sidewalks and streets. All cans, cups, food containers, wrappers, cigarette butts, and pet waste or similar items shall be disposed of appropriately.
- C. Trash containers should be placed on the curb for pickup after 4 p.m. on the evening prior to trash collection and removed from the curb by 10 p.m. the night of the collection. Lot owners are responsible for cleaning trash spilled from containers.
- D. Dwellings without garage: all garbage, trash or home refuse stored on a Lot shall be kept in covered containers. Trash containers when not set out for collection, must be kept

sanitary and stored inside the builder installed shed, placed behind the builder installed single wall hide, against the wall of the shed and positioned so the trash container is not visible from the street or golf course.

- E. Dwellings with garages: all garbage, trash or home refuse stored on a Lot shall be kept in covered containers. Trash containers when not set out for collection, must be kept sanitary and stored inside the garage.

6. Motor Vehicles- Operating and Parking:

- A. Owners, residents and guests shall obey all applicable state and local laws, fire code, and local zoning regulations applicable to the all streets located within Oakmont Villas.
- B. Owners, residents and guests shall obey the Association's regulations addressing the operation and parking of motor vehicles on property located within Oakmont Villas. Parking any motor vehicle on sidewalks, curb face, private yards or Common Areas is prohibited.
- C. Recreational "off-road" motor vehicles (to include dirt-bikes, mini-bikes, go-karts, ATV's or variations of these vehicles) shall not be operated within Oakmont Villas for any reason. When parked or stored these vehicles must be placed inside a garage, or builder made accessory shed or community recreational parking area if one is made avai.
- D. Parked motorcycles remaining outside overnight shall be covered by a cover specifically designed for this purpose and parked in the driveway near the Dwelling. Motorcycles stored and not in service shall be parked inside the garage or the community recreational parking area.
- E. Except for bicycles and other non-motorized vehicles and golf carts (golf carts are restricted to designated paths) no wheeled recreational vehicle of any type may be operated within Oakmont Villas unless approved by the Board. (*See 2; Uses Affecting Insurance*)
- F. Private driveway parking shall be restricted to private vehicles to include automobiles, vans, and pickup trucks. Vehicles designed and intended for commercial use or used for commercial-business activity, vehicles used primarily for recreational purposes, motor homes, boats or other types of watercraft, trailers of any type (with or without wheels), tractors, mobile homes, buses, and campers, and any vehicle bearing business logos, lettering or signage are restricted to parking inside a garage or inside the community recreational parking area.
- G. Any passenger vehicle marked with commercial or business related "logos" (any imprinted, painted or placard sign or lettering located on the vehicle's exterior surface containing any reference to commercial business or business activity) may use a vehicle cover specifically designed for this purpose to cover the vehicle's logo when it is parked and not in use.
- H. All public safety vehicles are exempt from the Association's parking regulations. Delivery, maintenance or service vehicles, or contractor's vehicles are allowed to park on private driveways temporarily to pursue their business, work activity or provide a service.
- I. General maintenance of a vehicle may be accomplished in a driveway during daylight hours provided the Owner maintains the appearance of the property during that time. Vehicles that are inoperable for more than 24 hours during maintenance must be moved inside the garage.
- J. Vehicles that are by law deemed as abandoned or inoperable must be stored in the garage or removed from the Properties. Owners are responsible for fluid leaks on the

driveway from vehicles under their control or from a resident's or guest's vehicle. The fluid must be cleaned up appropriately and the surface in question must be restored to its original condition.

7. Noise or Non Harmonious Use:

- A. No noxious, loud or offensive activity shall be conducted upon any Lot that may be an annoyance to Owners or residents. Move-ins and move-outs should be done with consideration for the neighbors.
- B. The development of any situation or storage of any item, thing or material that will cause or create a condition on any Lot or common area to appear to be unclean, unhealthy, unsightly, unkempt or unsafe or emitting an unpleasant odor is prohibited.
- C. Yard sales and tag sales are specifically prohibited unless approved by the Board as a planned community activity.
- D. Recreational play or similar activities shall not interfere with any other Owner or encroach into any other Lot.
- E. The creation of any loud, unusual, or unnecessary noise that disturbs the peace, quiet, and serenity of the community, or of any Owner or resident at any time, especially between the hours of 10:00 p.m. and 8:00 a.m. is prohibited.

8. Business and Commercial Use:

- A. Dwellings and Lots located within Oakmont Villas are not to be used for commercial business activity, except a professional office may be maintained inside the Dwelling with written Board approval.

9. Animals and Pets:

- A. All Owners, residents and guests housing pets within Oakmont Villas shall follow all state and local ordinances.
- B. No animal, livestock or poultry or any animal not classified as a domestic animal shall be kept or bred on a Lot. Animal breeding for commercial use is not permitted on a Lot. Pets shall be housed inside the Dwelling.
- C. While outside Dwellings in Oakmont Villas pets must be leashed at all times unless inside a fenced area. No Owner shall permit any pet to be let out of the Owner's Dwelling except for on a temporary "as needed" basis.
- D. While outside Dwellings in Oakmont Villas, owners of pets are responsible for their pet's actions and the clean-up of all pet litter that occurs on any private Lot, driveway, sidewalk or Common Area. Pet stations have been installed to assist with clean-up of pet waste. Pet owners are responsible for any damages their pets may cause.
- E. Pet walking, recreational play or similar activities shall not impede or trespass onto any private Lot.
- F. If the pet owner fails to take full responsibility for pet behavior or an animal is deemed to be a nuisance or risk to residents by the Board of Directors, appropriate action will be determined at the sole discretion of the Board of Directors.

10. Leasing or Sale of Lot:

- A. All absentee Owners shall promptly notify the Association of their new address and phone number and the name, work and home phone number of their tenants and management company, as applicable. It is the responsibility of the Owner to ensure that any management company acting on the Owner's behalf provides the Association with complete information regarding tenants. A copy of the lease and a rental information form, available from the management company must be completed and a copy forwarded to the Association manager.
- B. Virginia law requires sellers of residential property to make certain disclosures to their purchasers. Upon an owner's request, the Association will provide for a fee a Disclosure Packet as required by Section 55-509.5 of the Virginia Property Owners' Association Act.

11. Unlawful Activity- Duty to Report:

- A. Unlawful activity, whether defined by federal or state law or local ordinances is prohibited by anyone on any Lot, Common Area or any portion of the Properties. Any Owner observing unlawful activity occurring on the Properties should report the incident to law enforcement immediately and notify the Association manager when possible.
- B. Soliciting and pamphleteering is prohibited within Oakmont Villas. Official publications of the Association are exempt from this rule.

12. Temporary or Seasonal Patio Items:

- A. Temporary or seasonal use items like gazebos, shade canopy, trellises, outdoor furniture, grills, fire pits, patio umbrellas and similar items, which are not permanent in nature, are permitted in rear lots without ACC approval. These items must not be placed on grass areas that would impair lawn maintenance.

13. Clothes Drying:

- A. The drying or hanging of laundry or the airing of clothes or items similar in nature outside an enclosed area is not permitted.

14. Driveways:

- A. Driveways must be maintained by the Owner and have an attractive appearance. All surface stains must be removed and surface cracks or scarring repaired as soon as possible. Protecting the driveway's surface by periodically applying a clear coat sealer is recommended.

15. Exterior Decorations:

- A. Holiday and seasonal decorations are described as temporary decorations associated with a particular national, state, local or religious holiday. Seasonal decorations may be displayed for up to seven (7) days before and (7) days after such holiday. Christmas and Hanukkah decorations may be displayed from Thanksgiving Day through January 7

of the following year. Owners desiring to display seasonal decorations for longer periods shall request permission from the Board of Directors.

16. Flags:

- A. Owners may display up to one (1) flag per Lot provided it is bracket mounted on the front of the Dwelling and the bracket/pole assembly is not more than 6 feet in length. No flag shall be greater in size than three (3) feet by five (5) feet. The following flags may be displayed:
 - 1.) The United States of America
 - 2.) The Commonwealth of Virginia
 - 3.) Any active branch of the US Armed Forces (Army, Navy, Air Force, Marine Corps and Coast Guard) or a military valor or service award of the United States
 - 4.) Seasonal or Decorative Flags
- B. No other flag may be flown without prior Board approval acting in its sole and absolute discretion. The Board reserves the right to approve flag locations, sizes and types.
- C. Flags may not be hung from windows, gutters, railings or fences, nor may they be displayed from rooftops. In addition no flag may be placed within any Dwelling so as to cover a door or window in whole or in part. Freestanding flags of any type are not allowed with the exception of one (1) party/garden flag permitted in or alongside the Lot's front landscaped bed.
- D. Only flags that are in good condition may be flown. The ACC may require the removal of any flag it finds that does not meet the requirements as stated above or that is torn, frayed, tattered, stained, faded or otherwise damaged.

17. Fuel Storage:

- A. The on-site storage of gasoline, heating or other liquid fuels shall meet state fire code and local ordinances. All portable fuel containers must be stored inside an appropriate enclosure when not in use.
- B. Portable LP Gas Tanks originally designed as a component for an outdoor gas grill must be stored inside an appropriate enclosure unless attached to the outdoor gas grill.

18. Garage Doors:

- A. Owners shall keep garage doors in clean and good repair. When replacing an existing garage door the improvement must match the original door system's style and color, unless approved by the ACC in accordance with the Architectural Standards.

19. Outdoor Grills:

- A. Use of portable outdoor grills or other outdoor cooking equipment is permitted in the rear yard only. When not in use grills shall be stored inside a shed, garage or located on a patio or deck area. Grills stored outside shall be concealed by a weather protection cover designed for the purpose when not in use. Installation of permanent grills requires approval from the ACC.

20. Irrigation Systems:

- A. All privately owned irrigation systems shall meet all local and state water use regulations and be maintained appropriately.

21. Yard Maintenance:

- A. The association provides specific lawn services to include, but not limited to, mulching, weeding, trimming of originally installed bushes and turf management. Once an Owner alters the yard or landscape beds, the Owner will then assume maintenance responsibility for any of the improvements installed by the Owner.

22. Mailboxes Maintenance:

- A. Replacement mail boxes, mail box posts and paper boxes shall match the existing mail boxes, mail box posts and paper boxes already in place to include size, style, color, configuration and location shall not require ACC approval. Mailboxes must be maintained in good condition to include painted surfaces of the posts and condition of the mailbox. Mailbox covers are not permitted.

23. Open Fires:

- A. Any open fire, campfire, bonfire or trash barrel fires are prohibited. Outdoor fireplaces or similar devices when used must be located in the rear of the property and meet local fire code. Outdoor fireplaces or similar devices must be maintained in good condition. The dumping of ash or debris removed from an outdoor fireplace or fire pit is prohibited. All ash and debris must be collected and disposed of properly. Wood or combustible materials associated with an outdoor fireplace or similar item must be stored inside when not in use.

24. Power Washing, Painting and Staining of Exterior Surfaces:

- A. To ensure a continued attractive neighborhood a Dwelling's exterior must be kept clean and in good repair.
- B. All exterior portions of a Dwelling that feature a painted surface shall be clean and free of dirt and debris and shall be maintained appropriately and retain a well-maintained appearance. Exterior trim color changes are prohibited, unless approved in accordance with the Architectural Standards.
- C. All wooden decks and wooden shielding shall be left unpainted and as a recommendation treated every two years with a quality weather proofing preservative. The preservative sealant shall be clear coat or may have a color or tint similar to the wooden structures original appearance.
- D. All driveway and patio surfaces should be left unpainted and as a recommendation treated every two years with a quality weatherproofing preservative that features a clear coat finish.

25. Pools and Hot Tubs:

- A. Above ground swimming pools will not be permitted. Hot tubs must be fenced or screened from view and must have a permanent, locking cover. No portion of a pool, hot tub or surrounding deck may be placed within any public or private easement. ACC approval is required for all permanent structures.
- B. When not in use, portable kiddie pools should be emptied so as not to cause drainage, insect problems or damage to the lawn and stored inside.

26. Recreational and Sports Equipment, Outdoor Play Equipment:

- A. Equipment, components and items designed for recreational use, outdoor play activity and sports activities and any similar equipment, components or items not designed to be stored outside must be collected and stored inside when not in use and shall not remain outside overnight.
- B. Tents used for camping outdoors may be erected in the lot's rear yard and permitted to stay up overnight provided they are taken down and stored from public view the following morning by 11:00 a.m.
- C. Anything not stored inside needs to conform to the Architectural Standards.

27. Signs:

- A. One (1) small yard sign not to exceed one (1) foot by one (1) foot indicating alarm protection may be placed in the landscape bed adjacent to the front door entrance.
- B. At the time of a national, state or local government election, one political sign may be installed in an owner's front yard. The size of the sign may not exceed two (2) feet by three (3) feet. Political signs may not be displayed any sooner than forty five (45) days prior to the election and must be removed within two (2) days after the election. The sign may only be placed within ten (10) feet of the Dwelling.

28. Statues, Fountains and Ornaments:

- A. Only one (1) such item described in this section is allowed in the front or side yard of any Lot without ACC approval.
- B. Use of multiple statues, fountains and yard ornaments (including, but not limited to Sheppard's hooks, trellis, window boxes, weather vanes and birdbaths) and similar items requires ACC approval.

29. Window Coverings:

- A. The window-covering product shall be a quality consistent with Oakmont Villas as a whole. Items not originally produced as a window covering are prohibited; for example; pictures, rugs, blankets, bed sheets, towels, foil products and similar items.

31. Vegetation:

- A. Vegetable gardens are not permitted on any Lot or Common Areas. Artificial vegetation is not permitted on any exterior portion of the Lot except for front door wreaths and other holiday decorations.

32. Yard Storage:

- A. Yard storage on a limited and temporary basis for construction, yard work or landscaping materials or similar items is permitted in the rear yard only during property improvements for the Lot in question. The privilege to store these items outdoors is permitted until the work in question is complete. Tools and construction related equipment or similar items must be stored inside or removed from the property after working hours.
- B. No other outside storage of trash, refuse, bulk materials, firewood or similar items is permitted.

UPLOADED
4/27/2021