

BOARD OF DIRECTORS' RULES

(Adopted June 14, 2017)

Under Article VI, Section 3 of the Declaration of Protective Covenants, the Board is given the power to: "adopt general rules, including, but not limited to, rules to regulate potential problems relating to the use of Property and the well-being of Owners..."

- 1. Routine and long term parking of vehicles on the roadway shall be avoided. If temporary on-street parking becomes necessary from time to time, say for parties or family gatherings, traffic, and especially emergency vehicles and school buses, must not be impeded.** The practice of on-street parking detracts from the overall appearance of the neighborhood as often noted by other owners. The roads and the dedicated rights-of-way for the roads in Everette Estates were not designed for on-street parking and is no doubt the reason the Covenants (Article V, Section 21) state that "each owner shall provide and maintain suitable and adequate off-street parking spaces on Lots for four (4) automobiles."
- 2. Motorized vehicles used for recreation (e.g. ATVs, dirt bikes, golf carts, and the like) are not permitted on the common areas.** The responsible Property owner shall be assessed repair costs of any damage caused by such vehicles.
- 3. Lawnmowers and other types of tools or machinery must not be visible from the roadway when not in use.** These must be kept in garages or sheds, or screened with plantings or fencing.
- 4. Political Campaign Signs may be displayed by Property owners as permitted under the Virginia Code 15.2-109.** Signs must measure no more than 2ft by 2ft. Political signs are prohibited in the common areas. Signs must be taken down within 48 hours after the election.
- 5. Mailboxes must be maintained through repairs, repainting or replacement. Mailboxes were initially installed by the developer who "reserved the right to specify a uniform style."** (Article V, Section 29) The HOA requires that the same implied standard, a white cantilevered post with a black mailbox with or without the newspaper box, be upheld throughout the community. Replacement posts may be of wood or plastic.
- 6. Mold and Mildew on homes and fences should not be visible from the roadway nor any neighbor's Property.** It is recommended that owners power wash periodically in order to avoid unsightly buildup of mold and mildew.
- 7. Drain pipes or tubing extending away from the dwelling that are more than 5 feet in length must be buried and not visible from the roadway or any neighbor's Property.**