

**Old Windmill Circle Property Owners' Association
Resolution
Rules and Regulations**

WHEREAS, the Association is charged with the responsibility of enforcing the Declaration of Covenants, Conditions, and Restrictions of Old Windmill Circle Property Owners' Association pursuant to Article Nine, Section 1, of the Declaration. The Virginia Property Owners' Association Act (Section 55-513) establishes guidelines on the adoption and enforcement of rules and grants boards of directors the power to establish, adopt, and enforce rules and regulations;

WHEREAS, to establish community standards;

NOW, THEREFORE, BE IT RESOLVED that the following community rules and regulations will be:

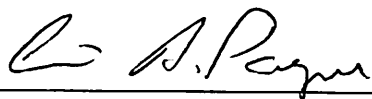
1. No one may be a nuisance to the neighborhood or conduct offensive activities within the neighborhood.
2. Trash must be stored in closed containers behind the property. Community dumpsters are for residents only. Residential trash must be placed completely inside of bins. Large item disposal is the responsibility of the resident. Recycling pickup is Wednesday mornings. Recycling bins may not be out before 5 PM on Tuesdays and must be picked up before 7 AM Thursdays.
3. Each unit has two parking spaces. Visitors must have permission from neighbors to park in other unit's spaces. Additional guest parking is available in marked visitor spaces or on Old Windmill Circle. Vehicles must be in working condition and have current licenses, registration, and inspections. No parking is permitted in the fire lanes, on sidewalks, or on the grass. No trailers, boats, campers, buses, or commercial vehicle larger than ¾ ton allowed.
4. Exterior maintenance is the owner's responsibility. Grass, shrubs, and flower beds must be maintained in an attractive manner. Property damage is required to be repaired in a timely manner. Any changes to the exterior appearance must be approved by the Board of Directors prior to changes (this includes fences).
5. Exterior storage items are required to be on the patio/porch/deck and are limited to items intended to be outside and may NOT overflow onto the grass or sidewalks. All items must be kept in an attractive, organized, and working condition. No indoor furniture, cardboard boxes, or trash bags. Any items that

may need to be stored off of the patio/porch/deck must have prior approval from the Board of Directors.

6. No exterior clothesline or hanging device shall be allowed upon any lot. Satellite dish locations are subject to approval from the Board of Directors.
7. No signs are permitted other than one for sale or for rent not more than 5 square feet.
8. Pets must be leashed or confined within a fence yard at all time when outside. Pets must be supervised and prevented from becoming a nuisance to others (ex. Dog barking). Pets may not be chained or caged outside. Pet waste must be cleaned up immediately from common and private property. No pets allowed other than dogs, cats, or other usual household pets.
9. Violations may result in \$50 fines per incident and an additional \$10/day for ongoing violations.

*The Old Windmill Circle covenants and restrictions have additional restrictions that owners and their tenants are required to follow. Please review your community documents for details or contact the Association office for additional copies.

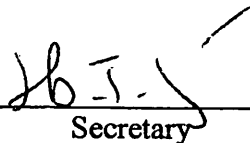
This Resolution was adopted by the Board of Directors and shall be effective on March 1, 2013.



President



Date



Secretary



Date