

WOODWINDS RULES & REGULATIONS
Incorporated in the Woodwinds By-Laws
Article VI, Section 6

These Rules and Regulations apply to all Woodwinds Co-owners. Co-owners are responsible for the actions of any person occupying or visiting their Apartment, Patio Home, or Townhouse for any reason.

Liability for injury resulting from violations of these Rules and Regulations rests with the unit owner violating the rule(s).

Each Co-owner shall be responsible for providing a copy of these Rules and Regulations to any tenant of his or her Apartment, Patio Home, or Townhouse.

Any consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable, upon reasonable notice, at any time if facts presented for consideration change.

These Rules and Regulations may be added to, modified, or repealed at any time by the Board of Directors.

CONDUCT

Excessive noises will not be permitted, nor will any actions which may interfere with the rights, comfort, or convenience of others.¹

Complaints shall be made in writing (including email) to the Management Agent, with a courtesy copy to the Board of Directors.

Any damage to the buildings, parking areas, recreational facilities, equipment, or other limited common or common areas caused by any co-owner, his/her tenant, guests, children, employees, or pets shall be repaired at the expense of that co-owner.

No employee or contractor of the Woodwinds Council of Co-owners shall be given work orders by anyone other than the Management Agent, the President, or designee of the Board of Directors, nor will any employee or contractor be sent on any private business at any time.

EXTERIOR APPEARANCE

No exterior of any Apartment, Patio Home, or Townhouse shall be painted, decorated, or changed in any manner without the written permission of the Board of Directors.

No radio or television aerial or satellite dish shall be attached to or hung from the exterior of the buildings without the written approval of the Board of Directors.

¹ See Fairfax County Code of Ordinances, Section 108-5-1: Nuisance Noise

No storage sheds or dog houses or other construction alteration may be made in connection with the Apartments, Patio Homes, or Townhouses or any limited common or common elements, to include without limitation the exterior surfaces of windows, doors, trim and frames, the exterior surfaces of window panes, balconies, and patios without the written approval of the Board of Directors. When applicable, written approval of the Reston Association to the Woodwinds Board of Directors is required.

No article shall be hung from the windows of the Apartments, Patio Homes, or Townhouses. Modest door decorations meeting community standards, such as wreaths, are permitted. The Board of Directors may require the removal of any door decoration that generates written complaints to the Board from other community members.

Balconies and patios shall be kept clean and free of obstructions and may not be used for storage purposes. Planters, plant containers, and other objects on balconies may not protrude or extend beyond the inside limits of balconies. Objects on front balconies may not extend above the railing.

No bicycles, motorcycles, scooters, baby carriages, other vehicles, toys, or other personal articles shall be allowed to stand in hallways, entranceways, stairwells, sidewalks, or paths.

Clotheslines are prohibited on balconies or patios or anywhere outside of Apartments, Patio Homes, or Townhouses.

The Woodwinds Council of Co-owners assumes no responsibility for loss or damage to articles in or on the patios or balconies.

No sign, notice, or advertisement shall be displayed on the outside of any building or common element, nor shall anything be projected out of any window of any building without approval of the Board of Directors.

Exception is made for sale or rental signs. One "for sale" or "for rent" sign up to 18" x 24" may be displayed in one window of an Apartment, Patio Home, or Townhouse. Until a contract has been executed for sale or lease of the unit. Since Patio Homes have limited window exposure in the front elevation of the building, an owner of a Patio Home may substitute one external sign placed in the ground in front of the building at the firewall closest to the Patio Home entrance.

Exception is made for campaign placards during elections. One sign up to 18" x 24" may be displayed in one window of an Apartment, Patio Home, or Townhouse. The sign shall not be placed out earlier than 6 weeks prior to an election and may not contain derogatory or profane language or images and shall be removed within seven days following the relevant election.

Owners of Apartments, Patio Homes, or Townhouses shall maintain their windows in good condition. Windows whose seals are broken (identified by condensation or "fogged" appearance) shall be replaced by owners of these units at the owners' expense within ninety (90) days of written notice from the Board of Directors.

The greens, walkways, and entranceways in front of the Apartments, Patio Homes, and Townhouses shall not be obstructed or used for any purpose other than entry into or exit from the Apartments, Patio Homes, or Townhouses.

Changes to the landscape, including planting, removal, thinning, pruning, or trimming of trees, shrubs, and flowers and addition or modification of edging, terracing, stonework, or pavers requires written permission from the Board of Directors.

No articles shall be set on exterior window sills or on balcony ledges. Liability for injury resulting from violations of this rule rests with the unit owner violating the rule.

No charcoal cooker, brazier, hibachi, or grill or any gasoline or other flammable liquid or liquefied petroleum gas-fired stove or similar device shall be ignited or used on the balconies or within 15 feet of any apartment building or other structures with similar occupancy.²

The storage of cooking devices using flammable or combustible liquids or liquefied petroleum gas (LPG) as a fuel source shall be prohibited inside of, on any balcony of, or within 15 feet of any apartment building or other structure with a similar occupancy.

Approved cooking devices (F-308.3.1.1): Cooking devices listed under Section 308.3.1 using either electricity or natural gas as a fuel source and listed by a recognized testing authority will be exempt from the prohibitions listed in 308.3.1. The cooking devices shall also be designed or approved for the use of lava rocks or permanent briquettes only.

INTERIOR APPEARANCE

All drapes or other window coverings shall be lined white or if unlined be white, off-white, or neutral. The use of off-white or neutral color sheets or other temporary window covering shall be limited to two months.

Anything attached to the interior surface of a window requires the written approval of the Board of Directors.

REFUSE AND RECYCLING

Trash pick-up days are Mondays and Thursdays; recyclable items pick-up is every Monday. All refuse shall be deposited with care in plastic bags fastened securely at the top.

Trash and recyclable items may be placed outside not earlier than 8:00 pm on the day prior to pick-up and not later than 8:00 am on the morning of pick-up.

² See Fairfax County Code of Ordinances, Chapter 62 (Fire Protection), Section 308.3.1 et seq. "The management of such occupancies which have balconies shall notify their tenants in writing of this Code requirement when the tenant initially occupies the apartment and periodically thereafter as may be necessary to ensure compliance."

All refuse shall be deposited in plastic bags fastened securely at the top.

Recyclable materials may be placed in plastic bins supplied for that purpose. Empty bins must be retrieved from the curb after pick-up by 8:00 pm.

Trash pick-up days are Monday and Thursday; recyclable items pick-up is every Thursday.

Trash and recyclable items may be placed outside not earlier than 8:00 pm on the day prior to pick-up and not later than 8:00 am on the morning of pick-up.

Common area trash receptacles are not to be used for the deposit of personal trash that accumulates between scheduled community trash pick-ups.

PETS

Only orderly domestic pets (e.g., dogs, cats, or caged birds) may be kept, subject to Fairfax County Code.³ Provisions of this section are enforceable by animal control officers and may be enforced by the police department.

Animals may not be kept or maintained for any commercial purposes or for breeding.

All pets must be registered with Woodwinds Association.

All dogs and cats over four months of age must be vaccinated against rabies and owners must be able to provide proof or certificate of vaccination upon request.

All dogs over four months of age must be licensed and must wear a license tag on their collars while on Woodwinds property. Cats are not required to be licensed.

Unrestricted dogs are prohibited; all dogs must be carried or be on a leash while on Woodwinds common property.

The owner or custodian of any dog shall be responsible for the removal of excreta deposited by such dog on the property of another, including public places.

Any pet causing or creating a nuisance or unreasonable disturbance may be permanently removed from the property upon ten (10) days' written notice from the Board of Directors.

Any unit owner who keeps or maintains any pet upon any portion of the Property, or whose tenant does so, shall be deemed to have indemnified and agreed to hold the Council of Co-owners, unit owners, their guests, and their invitees free and harmless from any loss, claim, or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Condominium.

³ See Fairfax County Code of Ordinances, Section 41-1: Animal Control and Care

PENALTIES FOR VIOLATIONS

All first violations will result in one (1) warning. Second violations for the same offense will result in a \$50.00 assessment. Repeated violations for the same offense will be escalated to the entire board immediately for resolution. (“Repeated” will be defined as three violations for the same offense within a one-year period).