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KEENEMILL WOODS II CONDOMINIUM

HOUSE RULES

THIS BOOKLET WAS COMPILED AND PROMULGATED
BY THE BOARD OF DIRECTORS FOR
COMPLIANCE BY ALL CO.OWNERS AND
TENANTS, INCLUDING THEIR RESPECTIVE
FAMILY MEMBERS AND/OR GUESTS.

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HOUSE RULES

1. **ALTERATIONS.** No exterior alterations, constructions, or additions can be made without prior approval by the Board of Directors. This includes landscaping of yards, painting, installation of roof fans, antennas, etc.
2. **AUTOMOBILE REPAIRS.** Only washing, waxing, tire changing, and other very minor (one day or less) repairs may be accomplished in the parking spaces in KMW II. Automobile owners who change oil are monetarily liable for the total cost to repair any damage to asphalt, concrete, or grass resulting from spilling oil and disposition of old oil.
3. **BALCONIES.** No laundry, rags, etc., may be hung from the exterior of any condominium unit or spread on any common areas.
4. **BALL PLAYING.** Ball playing activity (football, baseball, softball, basket-ball, soccer, etc.) will be limited to the recreational area provided for this sport under the power lines. No ball playing will be permitted on grassy areas, streets, or parking lots. Parents of the children who violate this rule will be held liable for the cost to repair any resulting damage.
5. **BARBECUING/GRILLS .** Open flame and barbecuing is strictly prohibited within 15 feet of the buildings. Barbecue grills may not be used on any balcony, unless an electric grill.
6. **DOGS AND CATS.** In no event shall any animal be permitted in any of the public portion of the Condominium Project unless carried or on a leash. The owner of any such animal shall indemnify the Council and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Condominium Project. **If** a dog or other animal becomes obnoxious to other residents by barking or otherwise, the owner, upon written notice by the Board of Directors, will be requested to dispose of the animal. Dogs should be walked (to defecate) only on the Virginia Power easement, along Draco Street away from building areas, or along the fence line between KMW II and the Rolling Valley Mall. When your dog defecates on the common areas, you must remove and dispose of the feces.
7. **PET BREEDING.** The maintenance, keeping, breeding, boarding and/or raising of animals, livestock, or poultry of any kind regardless of number, shall be and is hereby prohibited within any condominium unit or upon any common elements, except that this shall not prohibit the keeping of a small dog, cat and/or caged birds as domestic pets provided that they are not kept or maintained for commercial purposes or breeding.
8. **NOISE AND NUISANCE.** No noxious or offensive activity shall be carried on in any condominium unit, nor shall anything be done or be permitted to remain in any

condominium unit which may be or become a nuisance or annoyance to the other residents. Residents of The KMW II Condominium Project shall exercise extreme care not to disturb other residents with excessive noise, or the use of radios, musical instruments, telephones or amplifiers. The Condominium units shall be used for residential purposes, and nothing shall be done or maintained in any condominium unit or upon any common element which would be in violation of any federal, state or county law.

9. REALTOR SIGNS. For Sale, For Rent, or Sold signs may be displayed only from the interior of the unit involved. Only one sign per unit is permitted.
10. SPEED LIMIT AND STOP SIGNS. Compliance with these signs is required for the safety of all residents.
11. STORAGE. Nothing shall be stored upon any common elements, patios, balconies, and front stoops, without the approval of the Board of Directors, i.e., storage sheds, building materials, indoor furniture, wading pools, sand boxes, car parts, storage chests, boxes, bags of trash, etc. Appropriate outdoor furniture may be kept in an orderly fashion on balconies and the patios (of one-story units) only.
12. SWIMMING POOL. Detailed rules will be mailed to residents annually.
13. TENNIS COURTS. Detailed rules will be mailed to residents annually.
14. TRASH BURNING. No burning of trash or unsightly accumulation of litter is permitted.
15. A. TRASH DISPOSAL. Residents must bag all trash and place inside the compactor container located in the RV parking lot located between the tennis courts. Large boxes and all bulky items must be broken down or crushed to fit into the container. Bulk items, large furniture, and appliances must be hauled away by the resident except when a special open top container is provided. Currently an open top container is provided next to the maintenance shed. Residents may use the Fairfax County Landfill off of I-95 at 9850 Furnace Road, Lorton, Virginia, 690-1703 or the Fairfax County Refuse Transfer Station at 4618 West Ox Road, off of I-66, 631-1179.

B. RECYCLING. 1) All newspapers must be placed in the designated container adjacent to the compactor. Please note; only newspapers are recyclable. Magazines, telephone books, white paper, cardboard, (weekly magazines, and the slick paper advertisements), ARE NOT RECYCLABLE. 2) Commingled containers - glass, aluminum and steel food and beverage cans and plastic #1 and #2 bottles are to be placed in the designated commingled containers. See enclosed recycling chart for more details.

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- C. OIL RECYCLING. Oil and petroleum products MAY NOT be disposed of in the compactor or anywhere in the Community *as* it will eventually pollute our water ways. Used oil can be taken to the BP SERVICE STATION ON OLD KEENE MILL ROAD. Residents who dump oil in the Community are in violation of State Law and can be fined. The owners of Keene Mill Woods II can be charged for damages to the common area and/or the clean up expense necessitated by the failure to put trash in the container.
16. USE OF GENERAL OR LIMITED COMMON ELEMENTS. The Board of Directors may suspend or limit the right of any resident to use the recreational facilities in the community.
17. VEGETABLE GARDENS. No vegetable gardens are permitted unless the vegetables are planted in pots placed on patios or balconies. Vegetable pots are not permitted on porches outside front entrance doors.
18. WATERING. Residents are responsible for watering grass and shrubs adjacent to their respective unit. Generally, it is recommended that watering be done in the morning or late in the afternoon. Automobiles may be washed only if a nozzle is used on the hose to prevent a continuous flow of water.