

KEENE MILL 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 RESPECTIVE FAMILY MEMBERS AND/OR GUESTS.

APPROVED: SEPTEMBER 18, 1991
REVISED: MARCH 2005 | APRIL 2026

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 performed in the parking spaces in Keene Mill Woods II (KMWII). 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 balcony or exterior of any condominium unit, or spread on any common areas. Balconies will not be used for storage.
4. **BALL-PLAYING:** Ball-playing activity (football, baseball, softball, basket-ball, soccer, etc.) will be limited to the recreational area provided under the power lines. No ball-playing will be permitted on grassy areas, streets, or parking lots. Parents of 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. A barbecue grill may not be used or stored on any balcony, unless it is an electric grill.
6. **DOGS AND OTHER PET ANIMALS:** In no event shall any animal be permitted in any public portion of the Condominium Project unless it is 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 KMWII and Rolling Valley Mall. When residents' dogs defecate on the common areas, the residents must dispose of the feces at a KMWII dog waste station.
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 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 KMWII 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. No more than one sign per unit is permitted.

10. **SPEED LIMIT AND STOP SIGNS:** Compliance with speed limit and stop signs is required for the safety of all residents.
11. **STORAGE:** Nothing shall be stored upon any common elements, patios, balconies, and front stoops, including—but not limited to—storage sheds, building materials, indoor furniture, wading pools, sand boxes, car parts, storage chests, boxes, trash bags, etc., without the approval of the Board of Directors. Appropriate outdoor furniture may be kept in an orderly fashion on balconies and patios (of one-story units) only.
12. **SWIMMING POOL:** Detailed rules will be mailed to residents annually.
13. **TENNIS COURT:** Detailed rules will be mailed to residents annually.
14. **TRASH & RECYCLING:** KMWII follows [Fairfax County guidelines for trash and recycling](#).
 - A. **TRASH:**
 - i. **TRASH BURNING:** No burning of trash or litter is permitted.
 - ii. **TRASH DISPOSAL:** Residents must bag and place all trash inside the compactor located in the RV parking lot. Large boxes and all large items must be broken down or crushed to fit into the container. The owners of KMWII can be charged for damages to the common area and/or the clean up expense necessitated by the failure to put trash into the compactor.
 - iii. **BULK ITEMS:** Non-disposable items, including—but not not limited to—bulk items, furniture, tires, appliances, construction materials, etc., must be hauled away by the resident.
 - Residents can dispose of bulk items—at no cost—at the [Fairfax County Landfill](#) at 9850 Furnace Rd, Lorton, VA, or the [I-66 Transfer Station](#) at 4618 West Ox Rd, Fairfax, VA.
 - B. **RECYCLING:** All recycled items should be loose and clean and put into the recycling containers. Items to be recycled must NEVER be put into plastic bags, and no plastic bags should be put into the recycling containers.
 - i. **RECYCLABLE ITEMS:** Plastic bottles and jugs (lids on); metal food and beverage cans; milk and juice cartons; mixed paper and cardboard.
 - ii. **NON-RECYCLABLE ITEMS:** Glass; wood; plastic bags; clothing; take-home restaurant food containers (paper, plastic, or foam); batteries; medical waste; diapers; electronics.
 - iii. **OIL DISPOSAL:** Oil and petroleum products MAY NOT be disposed of in the trash compactor or anywhere in KMWII, as it will eventually pollute waterways. Used oil can be taken to most gas stations for disposal. Residents who dump oil in the Community are in violation of Virginia state law and can be fined.
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 on patios or balconies. Vegetable pots are not permitted on porches outside of front entrance doors.
18. **WATERING:** Residents are responsible for watering grass and shrubs adjacent to their respective unit. Generally, it is recommended to water in the morning or late afternoon. Automobiles may be washed only if a nozzle is used on the hose, to prevent a continuous flow of water.