

WPCA

12/8/08

WASHINGTON PLAZA CLUSTER ASSOCIATION

RULES AND REGULATIONS

Grounds

The planting of trees, shrubs, bulbs, annuals, perennials, etc., on Cluster property is granted to Cluster members only by permission of the Board. If planting is permitted, the member is responsible for the entire future care of the material. This plant material is not to be removed from Cluster property in event of planters move from the Cluster.

Parking

Our parking facilities are severely limited. We have a total of 67 parking spaces immediately in front of 41 residential units – a ratio of 1.6 spaces per house.

A resident is entitled to one parking space (or two, if he has two cars and space permits) in the front of or in the immediate proximity of his house. Families with more than two cars should not park the additional cars in the Cluster spaces in front of the townhouses unless the space is unclaimed, i.e., not regularly used by a resident. Care should be taken that guests do not take other resident's regular spaces.

Snow aggravates our parking situation. Do not park where a resident has dug out his space.

All vehicles must bear current state tags, inspection, and county registration.

A non-resident cannot regularly park or store vehicles in Cluster parking spaces.

Vehicles such as boats, trailers, and trucks over 2 tons are not to be parked in parking areas. The Reston Association maintains a locked compound for boats and trailers.

Motorcycles should be parked parallel to the curb to allow space for another vehicle to park.

All vehicles must be drivable. They should not be stored in parking areas. Vehicles with flat tires, on jacks, supports, or bar wheels may be removed at the owner's expense.

No car repairs may be performed within Cluster property other than minor emergencies (i.e., jump start, tire change). There should be no oil changes on Cluster areas.

Vehicles in violation of these rules may be towed, with or without notice, at the owner's expense.

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Lake and Canal Usage

Washington Cluster residents are given the privilege of boating, swimming, and fishing on the lake and canal: access from their own lake frontage and docks [by Gulf Reston in the Deed of Assignment]. The privilege of use of the lake cannot be conveyed or transferred by individual cluster members or by the Board to non-Cluster persons.

The resident host shall remain with guests while using the lake or Cluster property. When hosting lake and lakeside parties of more than eight participants, the cluster resident is to advise neighbors and the Cluster president.

Respect private property and obtain owner's permission before using boats, rafts, etc.

Keep Washington Plaza Cluster property clear of litter.

Courtesy suggests that hosts and guests utilize the nearest dock or grass areas to the host's home.

Co-ownership of boats, rafts, barges, floatables, or vehicles does not give the non-Cluster owner the privilege of use or access of Cluster property. A non-resident co-owner has guest status (must be accompanied by co-owner Cluster resident).

The Reston Association stipulates no swimming or ice skating in/on its Lake Anne areas, and the lake is not health certified. There is no lifeguard service. However, privileges for swimming from their own areas being granted to Washington Plaza Cluster residents in the Deed of Assignment by Gulf Reston, the decision to swim in Lake Anne is at the discretion of the individual Washington Plaza Cluster homeowner at their own risk.

General

If trash is not collected from private patio, it is to be placed outside resident's fence only on the day of collection.

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Resident Property Care

See Reston Association document on Covenants.

Fences must be kept in a neat, reasonable state of repair.

Painted areas of doors, rails, and white areas of houses must present a cared-for, respectable appearance.

The required paint formulas are:

Lake Anne Brown Color – exterior brown paint for such areas as exterior trim, window frames, doors, and handrails.

Lake Anne Brown is available in semi-gloss as the Duron color mix "Pumpnickel" or, alternatively, Duron color mix 5935N, both giving essentially the same color.

Cream Color – above roof color such as vents and wood and on split-level houses for the vertical upper level exterior that faces the street.

Duron Outside House Paint
Gloss Finish, white base
C-IY, I-42, L-3Y32

Tomorrow's Taupe Color – balcony and above the street entrance door in certain house designs.

Duron Weathershield exterior acrylic flat house paint. The color is Tomorrow's Taupe, color 8754D, using Deep Base 34-105 with tint formula I-14, L-2Y.

(It takes 3 gallons to apply two coats. A ¾" or 1" roller should be used because of the "sand" finish to the stucco, and 24 hours should pass between coats so that the first coat can harden and dry.)

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Assessments

Cluster dues will be payable 30 days after the billing date. If full payment of an account's balance is not received by the due date, the account will be considered delinquent. A late fee of \$50 shall be assessed on any delinquent account on the first day after the account has been deemed delinquent. The interest rate penalty for delinquent dues is 12% per year simple interest on the unpaid balance, exclusive of any unpaid interest, accruing from the date of delinquency. In addition, the costs, including attorney's fees and court costs, of collecting delinquent dues and assessments will be charged to the property owner as provided for in the Reston Association Deed of Dedication.