

PIEDMONT HILLS HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

PREFACE

The Piedmont Hills Homeowners Association, Inc. was organized for the purpose of maintaining, administering and owning the Common Properties, and the improvements located thereon, and of enforcing and administering the architectural and Lot use restrictions contained in the Declaration of Covenants, Conditions, Reservations, Restrictions and Easements. Each Owner shall be a member of the Association and abide by the duties and obligations established by the Association.

The Board of Directors of the Piedmont Hills Homeowners Association, Inc. shall have the power to adopt, publish and modify Rules and Regulations governing the use and maintenance of the Property and to establish penalties for the infraction thereof.

The Association is governed by the provisions of the Property Owners Association Act (Code of Virginia, 1950, as amended, Section 55-508, et.seq.).

In general, the Rules and Regulations of the Piedmont Hills Homeowners Association have been designed to make living together as pleasant as possible. We acknowledge that each of us has certain rights, but each of us also has certain obligations to the other residents. Courtesy and consideration are mutually beneficial.

When adopting these rules, we had in mind “the greatest good for the greatest number”, which means that some Rules may, at times, appear contrary to the individual desires of some persons.

Please remember that Piedmont Hills is your home, your investment. The members of our Association are your friends and neighbors. Your Board of Directors and the Architectural Control Committee (ACC) need your help and cooperation to maintain harmony and to make your home and investment in Piedmont Hills a possession of pride and pleasure.

DEFINITIONS

Declaration

Refers to the Declaration of Covenants Conditions, Reservations, Restrictions and Easements which was provided to each Owner at the time of closing on the Lot. The Declaration is the principal source of information regarding the duties and obligations of each Owner.

Fines

The Association is empowered to assess and collect fines, (monetary penalty assessments) as determined by the Board of Directors, including costs of administration, accounting, legal expenses, filing fees and postage for violations of the Declaration of the Rules and Regulations.

Monetary Penalty Assessments

Charges assessed to any member for any violation of the Declaration or the Rules and Regulations shall be known as a monetary assessment, and, as such, shall be subject to those provisions applicable to other types of assessments, as contained in the Declaration and Bylaws.

Monetary penalty assessments shall be assessed against the Owner for violation by the Owner, members of the Owner's family, guests, tenants and other invitees. The Owner shall be notified of a penalty by mail. The Owner has thirty (30) days to pay the assessment or to request a hearing of the Association. If the Association prevails at the hearing, the Owner has thirty (30) days to pay the assessment. If not paid, the Owner will be notified by mail (Certified – Return Receipt Requested) that a Memorandum of Lien will be filed in the Clerk's Office of the Circuit Court of Spotsylvania County. The amount of the lien may include costs, reasonable attorney's fees and interest. If a suit is necessary to enforce the lien, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

SCHEDULE OF FINES CURRENTLY IN EFFECT

First and each differing violation ----- Written Notice

Failure to correct or first repeat violation ---- Fine of \$25.00

Subsequent repeats or same violation --- After 30 days Fine of \$50.00 (each infraction)

Violation of a continuing nature ----- After 14 days Fine of \$10.00 per day, not to exceed \$900.00 maximum.

Notice

Owners must keep the Association informed of accurate names and mailing addresses. Any notice deposited in a U. S. Post Office, with postage paid, and addressed to the last address on file with the Association, shall be given sufficient and proper notice.

Precedent

Any ruling by the Architectural Control Committee is applicable solely to the Lot and the issue under review and shall not establish a precedent for other Owners. The ACC shall not be deemed to waive its right to object to the same features and elements with respect to any other Lot because of the uniqueness or special circumstances as determined by the ACC.

Property

Includes all the Lots, streets and Common Areas within the Piedmont Hills Subdivision.

Street

Includes the paved portion of the roadway and the shoulders thereof.

Variance

Notwithstanding any provision to the contrary, the Architectural Control Committee may, in its sole discretion, make exceptions to and grant variances from any restrictions provided in the Declaration or in the Rules and Regulations. Any Owner desiring an exception or variance to any provision or restriction must apply for same, in writing, to the Architectural Control Committee, Piedmont Hills Homeowners Association, PO Box 7268, Spotsylvania, VA 22553.

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Holiday Decorations

All holiday decorations must be removed within thirty (30) days of the holiday.

All Terrain Vehicles

All terrain, off road and go cart type vehicles may not be operated on the streets and common areas within the Piedmont Hills Subdivision.

Animals

Owners of animals (or person having custody) must clean up after their pets. Animal excrement must be removed immediately from the property of another (or from public property) and disposed of on the Owner's own property. All dogs must be fenced or leashed.

Antennas

No exterior antennas are permitted on the property.

Architectural Changes

All architectural changes and improvements to your Lot require the approval of the Architectural Control Committee. Read the Declaration for details and forms.

Assessments

All assessments must be paid within thirty (30) days after the due date. Delinquent assessments shall bear interest (9% APR) from the date of delinquency.

Basketball Backboards

No basketball backboard shall be permitted to stand on or overhang the paved portion of any street, nor shall it stand or overhang the shoulder of any street within the Piedmont Hills Subdivision between the hours from sunset to sunrise.

Business on Premises

Any occupation, profession, or trade conducted within the Piedmont Hills Subdivision must have the approval of the Architectural Control Committee to ensure that there is no hazard, no nuisance and no increase in traffic or parking. The business cannot be apparent or visible and cannot change the residential character of the area.

Camper/Recreational Vehicles

Subject to the approval of the ACC recreational vehicles and campers weighing up to 18,000 pounds may be maintained on a Lot. The vehicle must be parked on a driveway or side of the Residence so it does not extend beyond the front of Residence. Boats and boat trailers weighing up to 7,500 pounds may be parked on any Lot.

Clotheslines

Clotheslines and clothes poles are permitted in the rear yard only, provided clothes and other articles being dried are not visible from the roadway. No clothes, rugs, drapes, linens, etc. may be hung, aired, spread or draped on any lines, posts or rails of porches in the front of the residence. Similarly, none of these items may be hung from windows.

Creek

No object, item, material or thing of any size or type shall be placed, thrown, or disposed of in the creek at any time. Any tree or natural object which falls in the creek shall be removed by the Owner of said tree or object.

Drainage Ditches

Each Owner is required to keep the drainage ditch unobstructed and in good repair, including the trimming of grass, weeds and other vegetation. Please refer to the Lawn Care and Mowing and Erosion Control section for further guidance.

Dues

All dues and assessments must be paid within thirty (30) days after the due date. Delinquent dues and assessments shall bear interest (9% APR) from the date of delinquency.

Exterior Home Surfaces

Mold must be removed when it is noticeable from the front or sides of the home and cleaned as necessary.

Porch railings must be in good repair. No missing railings, broken pickets, or unpainted surfaces should be visible from the street.

Guests

Guests are required to comply with all the provisions of the Declarations and the Rules and Regulations. Owners are responsible for the conduct of guests, tenants, family members and invitees.

Guns

The discharge or shooting of any firearm or gas operated or air operated weapon within the Piedmont Hills Subdivision is prohibited.

Mail Box and Post

Mail box should be in good working order with no missing parts and marked clearly with the corresponding house number. The post should be upright and stationary and not leaning in excess.

Motor Vehicles

No disabled, unlicensed or inoperable vehicle may be parked on the properties. All vehicles parked on the property must have current state inspections and state licenses at all times.

Motor Vehicle Operators

The operators of all motor vehicles and motorcycles must have a valid operator's license (or a permit if accompanied by a licensed driver) at the time the motor vehicle is being driven on any street within the Piedmont Hills Subdivision.

Noise

No noxious or offensive activity, including unduly loud noise shall be carried on upon any Lot.

Noisy Vehicles

All motor vehicles and motorcycles must be equipped with effective mufflers and exhaust systems when being driven on any street within the Piedmont Hills Subdivision. The creation of any unreasonably loud, disturbing and unnecessary noise is prohibited.

Street Parking

Street parking is intended for visitors and should be limited to a 48 hour period – please park your vehicles in your driveway. The only exception is for driveway repairs and resurfacing.

Satellite Dishes

Satellite dishes are permitted.

Solar Collectors

Solar collectors or panels may be installed and maintained on a Lot provided they are not visible from the street.

Speed Limit

No vehicle shall be operated at a speed in excess of the posted 25 miles per hour limit on any street within the Piedmont Hills Subdivision.

Trees

Existing trees shall remain undisturbed as much as possible. Exceptions to the foregoing shall be approved by the ACC. The removal of any living tree (over 3 inches in diameter) **MUST BE APPROVED** by the ACC. Dead trees (a tree not displaying any green leaves on the upper half of the trunk) should be removed immediately by the Owner.

Vegetable Gardens

Vegetable gardens are permitted only in the rear yard, provided that the garden is not visible from the street.

Window Coverings

No window of any residence in Piedmont Hills Subdivision shall be covered with newspapers, aluminum foil or any other material not designed nor intended for use as a window covering.

Fences and Retaining Walls

Construction, location and design of any fence or retaining wall (built for landscaping purposes) must be approved by the ACC . Fences must be constructed of wood, brick, or stone. Chain link fences shall be permitted along the rear property line and along the side property lines to a distance parallel to the rear corners of the house. Fences shall not extend beyond the front building line of the dwelling. No fences shall be more than six feet in height. All retaining walls build for landscaping purposes shall be composed of brick, stone or wood timbers.

Fences shall be kept in good working order and any missing boards or sections shall be repaired in a timely manner.

Advertising Signs

No sign of any kind shall be displayed on any Lot except one sign of no more than six square feet advertising the Lot or residence for sale or rent.

Lawn Care and Mowing and Erosion Control

All Owners shall keep their Lots free of weeds, undergrowth, garbage, trash, debris and litter. The ground cover on a Lot shall be mowed to a height not exceeding six inches and kept below this height at all times. This includes the ditch and drainage areas at the front of the property.

Homeowners shall ensure shrubbery is maintained and not overgrown or unsightly in appearance.

Swimming Pools

No Owner shall be allowed to construct an above-ground swimming pool on any Lot. One below ground swimming pool may be constructed on a Lot provided certain conditions are met prior to having a pool installed.

Garbage and Refuse Disposal

Trash or garbage must be kept in sanitary metal or plastic cans.

Mail and Newspaper Boxes

All mail and newspaper boxes shall follow standard design and installation.

House Numbers

House numbers are required for each Residence and shall be placed where lighting illuminated the house number. The height of the house numbers shall be no less than three inches and no more than six inches.

Driveways

All driveways must be covered with a commercial aggregate base or more resistant surfacing material.

Sheds

The architectural style, color and building material of any storage shed or other structure shall conform to the Residence which it serves. The structure shall not exceed 140 square feet in area or 12 feet in height.

How to submit a request for change/variance and exceptions

Except for purposes of proper maintenance and repair, no building, fence, wall, swimming pool, deck, porch, storage shed, or other improvements or structures shall be allowed without approval of the ACC. Complete plans and specifications showing the location, nature, shape, dimensions, material, color, type of construction and any other proposed form of change must be submitted to the ACC in writing. If no approval or disapproval has been received after 45 days from submittal then approval is no longer required.