

Homeowners Association Handbook

SINGLE FAMILY

**ESTATES
OF
BREYERTON**

March 2004

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SECTION I

Introduction

All residents' benefit from the planning and design that have been an important part of the development of our community.

The purpose of design guidelines is to assure residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment.

This booklet is designed to address exterior alterations made by homeowners to their property.

Bylaws

The authority for maintaining the quality of design in the community is founded in the Bylaws, which are a part of the deed to every property. The bylaws establish both a Homeowners Association and the necessary committees

These Bylaws are binding on all homeowners, current and future. These Bylaws need to be fully understood by each homeowner.

SECTION II

Objectives

The overall objective of this document is to serve as a guide to both the members of the Architectural Review Board and unit owners in maintaining and enhancing a carefully designed environment. These guidelines and standards address improvements for which unit owners will most often submit applications to the Architectural Review Board. They are not intended to be all-inclusive or exclusive, but rather serve as a guide to what improvements may be made in the community.

The specific objectives of this booklet are:

- Not intended to be all inclusive or exclusive but rather serve as a guide -

- To assist homeowners in preparing an acceptable application to the Architectural Review Board.
- To increase homeowner's awareness and understanding of the Bylaws.
- To describe the organization and procedures involved with the architectural standards established by the Bylaws.
- To illustrate basic design principles, which will aid unit owners in developing exterior improvements, that is in harmony with the immediate neighborhood

and community as a whole.

- To provide uniform guidelines to be used by the Architectural Review Board in reviewing applications in light of the goals set forth in the Founding Documents of your community and the actions of the Board of Directors.

SECTION III

All exterior alterations require the approval of the Architectural Review Board:

Architectural Modifications
Requiring Architectural
Review Board Approval

All improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any Unit, permanently or temporarily, or the exterior appearance of one's property must be approved by the Architectural Review Board. Once a plan is approved it must be followed or a modification must be approved by the Architectural Review Board unless otherwise specified in this document.

Each application is reviewed on an individual basis. There are not any "automatic" approvals, unless provided for specifically in these guidelines. For example, a homeowner who wishes to construct a deck or fence identical to one already approved by the Architectural Review Board is still required to submit an application.

SECTION IV

Architectural Submissions
Format

A sample of the form, which must be used in applying for approvals, is attached as Exhibit "A". Generally, the following items should be a part of every application.

A Site Plan

A site plan is most easily prepared by submitting a copy of the house location plat. Proposed changes should be indicated including dimensions and distances from property lines.

Material and Color

Specify materials and provide samples of the colors to be used as well as an indication of the existing colors and materials. Where materials and/or colors are compatible but different from those of the existing structures, samples of color chips should be submitted for clarity.

Drawings and Photographs

A graphic description should be provided, and may be in the form of manufacturer's literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. If appropriate, plans or provisions for landscaping or grading, etc., should be shown as they affect the applicant's house and as they relate to adjacent houses. In any case, the sketch or photograph should be accompanied by a written description.

Review Procedures

All applications should be submitted to the Architectural Review Board by sending it to the management company. The application will be reviewed for completeness. If the application is complete the review process may begin. If not, the application will be returned to the homeowner for additional information. The Architectural Review Board has forty-five (45) days to review a completed application. The decision of the Architectural Review Board will be sent by letter to the applicant's address by the management company. Failure of the Architectural Review Board to act upon any request submitted to it within forty-five (45) days from date received by the managing agent shall be deemed to have been approved as submitted. The committee will also send a written response to all requests. The committee will meet as necessary to review applications within the forty-five day time frame.

Appeal of an Architectural Review Board Decision

An appeal procedure exists in the event that a homeowner disagrees with the Architectural Review Board's decision. To initiate the appeals procedure, the applicants or other affected residents must submit a written request for an appeal within twenty (20) days of the applicant receiving the Architectural Review Board decision. The appeal will be referred to the Board of Directors for review.

SECTION V

Architectural Review Board Review Criteria

The Architectural Review Board evaluates all submissions on the individual merits of each application. The characteristics of the house type and the individual site are taken into account when evaluating the particular design proposal.

The following criteria represent in more specific terms the

...When in doubt, contact the Architectural Review Board through the Management Company...

	general standards that will be used in reviewing and evaluating such application and design.
Validity of Concept	The basic idea must be sound and appropriate to its surroundings.
Design Compatibility	The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
Location and Impact on Neighbors	The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation and drainage.
Scale	The size of the proposed alteration should relate well to adjacent structures and its surroundings.
Color	Color may be used to soften or intensify visual impact. The colors used should be the same as those used on the existing exterior.
Materials	Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. Fences and decks must be constructed with pressure-treated, unpainted lumber.
Workmanship	Workmanship is another standard, which is applied to all exterior alterations. The quality of work should be equal to or better than that of the community. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.

...When in doubt, contact the Architectural Review Board through the Management Company...

Timing

Projects and removal of all excess building materials are to be completed within three months from date of approval; otherwise it could become a nuisance and safety hazard for neighbors and the community.

Damage done to common area and/or neighboring lots shall be repaired as soon as possible and no later than the completion of the project.

SECTION VI

Enforcement Procedures

The following procedures will be taken by the Architectural Review Board to enforce the rules and regulations as set forth in these guidelines:

1. All owners and residents of Estates of Bryerton shall comply with all the provisions of the Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions, the Bylaws and all Rules and Regulations. Failure to comply with the aforementioned documents shall be grounds for an action to recover damages or for injunctive relief, for suspension of voting rights, for foreclosure of liens or any other legal or equitable relief deemed appropriate.

- An appeal must be submitted in writing within twenty days -

In the event any rule or regulation of the Estates of Bryerton Homeowners Association is violated, the owner shall be notified of the violation by certified mail, return receipt requested. Notice shall be sent to the address shown on the books of the Management Agent.

2. If the owner is a non-resident, a copy of the violation notice shall also be sent to the tenant, at the unit address, by first class mail.
3. The owner shall have the right to appeal any violation citation. The request for appeal must be submitted in writing, and received in the offices of the Management Agent within twenty (20) days of receipt of the violation notice.
4. In any instance where the violation presents a health or safety hazard, the Management Agent may take

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immediate action, at the owner's expense, to correct the violation. Notification to the owner of the action taken and the costs incurred will be made by certified mail, return receipt requested.

5. In the event the owner does not bring the violation into compliance within twenty (20) days, or submit a request for appeal within twenty (20) days of the date of receipt of the violation, the Board of Directors may proceed with enforcement procedures as indicated in the Bylaws.

Please note that failure of the Architectural Review Board to enforce any provision, covenant, restriction, or rule and regulation shall in no event be deemed a waiver of the right to do so thereafter.

SECTION VII

Guidelines

- Contact "Miss Utility" before digging -

It is the unit owner's responsibility to secure proper building permits and to ensure that plans conform to county guidelines.

The guidelines, which follow, address a broad range of exterior alterations for which homeowners frequently submit an application to the Architectural Review Board. It would be impossible to address each specific design condition. As a result, these guidelines present the principle factors, which should be considered when developing a design. More specifically, these guidelines define the limits to size, quality of construction, location, materials and color based on the intended use and relationship to adjoining properties rather than focusing on a particular construction detail or a specific design alternative. As stated earlier, all projects are to be completed within three months from date of approval.

The individual merits of each application will always be considered by the Architectural Review Board. The use of these guidelines should assist the unit-owner in gaining timely Architectural Review Board approval. The applicant who follows the guidelines should expect approval or rationale as to why the application was not approved.

Note that "Miss Utility" should be contacted for location of cables and/or pipe work prior to any digging when

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constructing decks, fences, etc.

These guidelines should in no way restrict the homeowner in the design of a well thought out alternative approach.

Amendments to the Architectural Review Board Guidelines

The Architectural Review Board will try to conduct an annual evaluation to determine if the guidelines need to be amended. It is anticipated that any changes would be primarily additive and would not involve substantive changes of the existing guidelines.

1. Fences

Fencing can be used to separate property, provide security, visual privacy, or to architecturally define space. In achieving any one of these goals, a barrier is created which has both a visual and a physical impact on the boundaries of common land and properties of adjacent homeowners.

O fence may be located further forward than the rear plane of the house without the consent of the Architectural Review Committee. Fencing should be compatible with the applicant's house, but it should also be appropriate for its intended purpose.

Other than chain link fencing around a tennis court/sport court, no chain link fence or galvanized metal fences are allowed.

Perimeter fences shall be made of dark stained estate style three (3) board fencing in the design of the Association's entry fencing. If required by the County ordinances, fencing around pools may be of board-on-board or wrought iron, or another material approved by the Architectural Review Board.

2. Storage Sheds

Storage sheds can aesthetically affect both individual property and the neighborhood. As a result, all storage sheds should be compatible with both the architecture and landscape surrounding the house.

Sheds must not exceed eight (8) feet in height.

3. Patios and Decks

Patio and Deck Location - Patios and decks should be located in rear yards. Side yard locations will be evaluated on their individual merits. When patio or deck schemes

...When in doubt, contact the Architectural Review Board through the Management Company...

include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of these guidelines should be consulted prior to application.

- a. Decks
- All decks are to be of unstained, unpainted, pressure treated wood. No solid screening will be allowed. Applications must include a site plan showing size of deck, location as it relates to applicant's house, and a description of the details of railings, trellises, posts, stairs, steps, benches, etc. as required to clearly describe the proposal. Please include the height of deck off the ground.
 - Clear preservatives will be allowed. Tinted preservatives must be approved prior to application.
- b. Patios
- Patios need not have Architectural Control Committee approval.
4. Arbors, Trellises, Privacy Screens
- Arbors in front yards are not allowed. Trellises are subject to approval by the Architectural Review Board.
- Lattice privacy screening on decks may be approved by the Architectural Review Board if installed in conformance with the following criteria:
- a. Screening may not be installed as a free standing wall or as a fence
 - b. Lattice work must be installed with framing
 - c. Lattice work must be incorporated as a part of the overall deck design and connected to the unit
 - d. Lattice work may not be installed in place of deck railing.
 - e. No solid screening will be allowed.
- Any request for screening will be reviewed on a case-by-case basis and should be incorporated into the overall design of the deck or patio. In general, anything of this nature must be approved by the Architectural Review Board.
5. Storm And Screen Doors/Windows
- All storm doors must be approved by the Architectural Review Board. No plastic covering will be permitted on

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the exterior (outside) doors or windows.

a. Doors

Front storm doors must be full view or modified full view, straight forward, uncolored glass and without ornamentation such as, but not limited to, scallops, scrolls, and imitation gate hinges.

Storm or screen doors must be painted the same color as the entry door behind them or the same color as the surrounding wood trim.

b. Windows

Storm and screen window frames must match the trim of the house. White replacement windows will be allowed. Window screens are the responsibility of the residents or the owners. Screens must match the window trim.

6. Sun Control Devices

Awnings, trellises or other sun control devices must be approved by the Architectural Review Board.

7. Recreation And Play Equipment

Homeowners often express interest in swing sets, basketball backboards, playhouses, etc. Most equipment of this sort is commercially available but is often less than pleasing in appearance. Creatively designed equipment is encouraged. The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact.

The general rule is to require rear yard fencing to screen the equipment from view of neighboring property owners. This policy may be waived by the Architectural Control Committee for homes which have no adjoining property owners to the rear of their lot or for those who have written consent that the equipment will not be objectionable to neighboring property owners.

In general all play equipment must be placed in rear yards and should minimize the negative visual and physical impact to the community and be well maintained. No peeling, rusting, falling apart, or extremely faded equipment will be permitted. Consideration must be given to the lot size, equipment design and size. Amount of visual screening, etc. All play equipment not within a fenced yard or extending above the height of the fence must be approved by the Architectural Control Committee.

...When in doubt, contact the Architectural Review Board through the Management Company...

No portable basketball backboards are allowed forward of the front plane of the house and permanent basketball backboards area only allowed in the rear.

Any and all toys must be stored in the backyard areas. DO NOT LEAVE bikes & other kids toys in front yard areas.

8. Major Exterior Changes

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction and/or addition. Major building alterations include, but are not limited to, construction of porches, greenhouses, rooms, fireplaces, chimneys, other additions to the home, etc.

More specifically, the design of major alterations should be compatible in scale, materials and color with the applicant's house and adjacent houses. The location of major alterations should not impair the views, or amount of sunlight and natural ventilation on adjacent properties. Pitched roofs must match the slope of the roof of the applicant's house. New windows and doors should match the type used in the applicant's house and should be located in a manner which will relate well to the location of the exterior openings in the existing house.

If a major alteration is approved by the Association, then all of the submission rules for applications must be followed.

9. Antennas

No exterior antennas or satellite dishes for transmission or reception of radio or television signals shall be erected or permitted on the Property without prior Board approval.

10. Dog Houses And Runs

Dog houses and dog runs are prohibited.

11. Outside Lighting Electronic Insect Traps

Electronic lighting should be chosen so as not to light up any area beyond that of the applicant's property. Lighting around pools cannot extend beyond the lot line and cannot be above eight (8) feet in height. Tennis courts may not be lighted.

...When in doubt, contact the Architectural Review Board through the Management Company...

Cases of darkened common areas should be brought before the grounds committee. Electronic insect traps shall not be installed or maintained in such a way as to cause discomfort to adjacent owners from noise and may only be operated during those times when the immediate area protected by the trap is occupied by the owner or his guests.

12. Exterior Painting

All exterior color changes must be approved by the Architectural Review Board. Repainting or staining any portion of a building exterior to match its original color need not be submitted.

Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing, and other appurtenant structures.

Change of exterior colors should be in conformance with established neighborhood guidelines or selected from one of the existing neighborhood colors.

13. Flagpoles

Homeowners wishing temporary flagpole staffs, which do not exceed six feet (6') in length and are attached at an incline to the front wall or pillar of the house or dwelling unit need not have an application.

14. Barbecue Grills

Barbecue grills should be placed in the rear of the house and as far as practical from the adjacent property lines.

15. Compost Piles

Compost piles are prohibited.

16. Hot Tubs/Pools

Plans for hot tubs and pools must be submitted to the Architectural Review Board. Copy of County approval should be submitted with detailed plans. Privacy screening is required. Descriptions of trellises, privacy screening, etc. are requested for approval.

Above ground pools are prohibited. Kiddie pools are allowed in rear yards only.

...When in doubt, contact the Architectural Review Board through the Management Company...

17. Clotheslines
Clotheslines are prohibited and no clothing, laundry, or wash shall be aired or dried on any portion of the Property.
18. Gutters And Downspouts
Gutters and downspouts must match those existing in color and design and must not adversely affect drainage on adjacent properties. The owners must maintain gutters and downspouts.
19. Attic Ventilators
Attic ventilators or other mechanical devices requiring penetration of the roof should be as small in size as functionally possible and should match the roof or be mill finish. They should be located on the backside of the roof and not extend above the ridgeline.
20. Trash Cans
Trash shall be collected and stored in covered trash receptacles and not solely in plastic bags. The storage of trash cans and/or recycling bins in the front of any unit is prohibited.
- Containers shall not be placed on the curb for pickup earlier than 7:00pm on the evening prior to the day of pickup. Trash receptacles shall not remain in public view except on days of trash collection.
- No accumulation or storage of litter, new or used building materials, or trash of any kind shall be permitted on the exterior of any lot.
21. Firewood
Firewood shall be kept neatly stacked on a rack, located at least 4 feet from the house in the rear yard of the residence. It must be kept within the lot and under no circumstances is firewood to be stacked in the common area.
- Piles larger than two cords require approval. Piles longer than 6 feet should be 2 rows deep minimum. Piles must not exceed 4 feet in height for safety. Firewood piles must contain firewood only, no storage of debris.
- Location should be in such a manner as to minimize visual or physical impact. In certain cases, screening may be required.

...When in doubt, contact the Architectural Review Board through the Management Company...

22. Real Estate Sales/Rent
And Miscellaneous Signs

Except for those signs related to real estate sales and construction, no sign, advertisement, or message other than for identification purposes shall be displayed which offers or implies commercial or professional services.

Real estate signs must meet County regulations with respect to size and content. Signs may only be placed in the yard of the property advertised or the common area curb grass in front of the property.

Homeowners will be limited to one sign per property.

All signs must be removed within 72 hours of contract acceptance.

Real estate open house signs will be permitted on common property only between Saturday 9:00 AM and Sunday 5:00 PM. Any sign standing beyond approved hours will be removed.

All miscellaneous signs, including but not limited to yard sales, etc. must be put up no sooner than forty-eight (48) hours prior to and taken down no later than twenty-four (24) hours after the event.

23. Solar Panels

Solar panels are permitted on a case-by-case basis and must maintain a low profile in appearance.

24. Landscaping And
Vegetable Gardens

No tree, hedge, or shrub shall be maintained in such a manner as to obstruct sight lines for vehicular traffic. No tree of a diameter of more than four (4) inches measured two (2) feet above ground level shall be removed without approval of the Architectural Review Board.

Vegetable gardens are limited to back yards.

All gardens must be neatly maintained throughout the growing season; this includes removal of all unused stakes, trellises, and dead growth.

Consideration should also be given to type of trees to be planted, specifically with regard to size of mature trees, and how the roots will affect water lines and underground

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cables, etc. If such plantings result in complaints by neighbors, the Architectural Review Board will consider appropriate measures to resolve the problem.

Applications, when required, should include a description of the types and sizes of shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.

If such plantings result in complaints by neighbors, the Architectural Review Board will consider appropriate measures.

An application IS NOT REQUIRED for landscaping which meets all of the following conditions:

- a. Size does not exceed ten (10) feet by ten (10) feet-- areas larger than this must be enclosed within a properly fenced yard
- b. It does not damage property through the flow of water onto adjacent property.
- c. Foundation landscaping (within four feet of the base of the unit) which meets all of the following conditions:
 1. Restricted to natural landscaping (i.e. plants, shrubs and trees),
 2. Railroad ties, garden timbers or other materials used to construct a border or retaining wall which does not exceed eighteen (18) inches in height and remain within four feet of the foundation.

An application IS REQUIRED for:

- a. Hedges more than 2' in height or 8' in length, or other features which in effect become structures, fences or screens and a part of other applications where required.
- b. Rock gardens or rocks or collections of rocks exceeding 24 inches in any direction. All rocks shall be left their natural color.
- c. Railroad ties or garden timbers which form a wall over 18" high or 20' long. Anything over 30" requires a permit from the County. Include a site

...When in doubt, contact the Architectural Review Board through the Management Company...

plan with the location of ties or timber drawn in, and information on landscaping plans and any grading changes.

- d. Any landscaping or gardens that are not covered in the paragraphs above.

25. In-Home Business

Prince William County and the Declaration Bylaws, regulates in-home businesses. In addition to County control, the Association is concerned about the impact of in-home business on the residential character of the neighborhood and on adjacent neighbors. Therefore, for home businesses, the following special requirements must be met:

- a. Permit obtained from Prince William County .
- b. Copy of Permit on file with the Association's office.
- c. No sign or other advertising device, of any nature, shall be placed upon any lot.
- d. No exterior storage of business-related materials will be allowed.
- e. No commercial vehicles will be allowed.

Although the Association does not expressly prohibit in-home day care services, the above requirements must be met. Care should be taken so that this service does not cause an annoyance to neighbors or interfere with the rights of other homeowners relating to the "quiet enjoyment" of their property.

SECTION VIII

General Maintenance Guidelines

Property ownership includes the responsibility for maintenance of all structures and grounds, which are a part of the property. This includes, but is not limited to items such as mowing grass, removal of trash, and minor structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood, and in some cases, safety.

...When in doubt, contact the Architectural Review Board through the Management Company...

Exterior Appearance	Residents are responsible for maintaining the exterior of the dwellings and any other structures on their lots, such as decks, fences, sheds, and playground type of equipment.
Mowing	<p>Turf areas need to be mowed at regular intervals, maintaining a maximum height of six (6) inches and a minimum height of two (2) inches. Changes to this requirement may be made according to specified plans.</p> <p>Planted beds must be kept in a neat and orderly manner.</p>
Lawn and Garden Fertilization	All soil should be tested before fertilizer is added especially in areas where drainage will flow into ponds. Special care should be taken not to over-fertilize or to fertilize lawns and gardens where there is the least chance of runoff.
Erosion Control	Each resident is responsible for seeing that their lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems.
Pesticides and Herbicides	Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis should be placed on organic/biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important. Avoid use of pesticides and herbicides if at all possible, but when necessary use with caution and follow instructions.
SECTION IX	
Pet Control	As stated in the Bylaws, "No horse, pony, cow, chicken, pig, hog, sheep, goat or other domestic or wild animal shall be kept or maintained on any Lot or in any home; however, common household pets such as dogs and cats may be kept or maintained, provided that they are not kept, bred or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding Lots or the neighborhood and are in compliance with applicable Prince William County Ordinances."

The Board of Directors has adopted specific rules and regulations governing pets. They are as follows:

1. The Board of Directors has extended permission to the County Animal Warden to enforce all applicable portions of the County Ordinance in regard to all animals and pets within the common areas.
2. Owners and all other persons who are owners and/or custodians of pets shall not allow such pet to run at large in Estates of Bryerton. A dog or cat shall be deemed to run at large while roaming, running or self-hunting or when not restrained by a dependable leash and controlled by a responsible person as defined by County Ordinance.
3. All pets must have appropriate shots, licenses and tags, as required by County Ordinance.
4. Pet owners shall be responsible for immediate clean-up and proper disposal of pet wastes deposited. Kitty litter shall be disposed of in a tightly sealed plastic bag and placed at curbside on normal trash collection days.
5. Residents or guests who own pets shall ensure that their pets do not become a nuisance to other residents in the Community. Actions, which may constitute a nuisance, include, but are not limited to: barking, crying, scratching or being hygienically offensive.
6. Pets shall not be chained or leashed on any common area.
7. Pet owners shall incur any and all costs for repairing damage to common areas caused by their pet(s).
8. Pet owners must respect the private property of others. Pets are not allowed to trespass on private lawns and should be walked in common areas only.
9. Residents should report any violations of the above items to the Prince William County Animal Control.
10. Any other violations should be reported, in writing,

to Koger Management Group, 312-C East Market Street, Leesburg, Va. 20176, with specific information as to name and address of violator, time and date, and description of pet.

SECTION X

Vehicle Control

The Board of Directors has adopted specific rules and regulations regarding vehicles. They are as follows:

General

- a. No unlicensed vehicles, including but not limited to motorized bicycles, motorcycles, mini-bikes, go-karts, etc. shall be operated on or parked upon any common area of Estates of Bryerton.
- b. No portion of the Property shall be used for the repair of a vehicle.
- c. All motor vehicles shall not exceed the speed limit of fifteen (15) miles per hour while operated in common area streets.
- d. All motor vehicles (including motorcycles) shall be operated in the paved street areas only
- e. Owners of vehicles will be held liable for all costs to repair damages to common areas caused by negligence, repair operations on the vehicle or storage of any combustible, dangerous or other wise hazardous material on common areas (regardless of the type of container).
- f. No commercial vehicles, including but not limited to vans, trucks, tractors, taxicabs, buses, or cars in Estates of Bryerton, shall be regularly or habitually parked without the prior written approval of the Architectural Review Board. Commercial vehicles shall include cars and vans in styles normally used for private purposes but painted with or carrying commercial advertising logos or business names or containing visible commercial materials. Trucks greater than three quarters (3/4) of a ton in size are prohibited in Estates of Bryerton.
- b. Non-resident owners may not use the parking areas for the storage of any vehicle, including but not

limited to motorcycles, boats, trailers, campers, etc.

- j. Operation of any motor vehicle in violation of the Code of Virginia, as amended, is prohibited. Consent is hereby given, by the Board of Directors, to all appropriate law enforcement officers who are hereby empowered to enforce all motor vehicle laws in the streets and common areas of Estates of Bryerton.
- k. Vehicles parked on property must be in compliance with Commonwealth of Virginia and Prince William County laws. Violations of this rule shall result in the posting of Notice on the vehicle directing removal of the vehicle or correction of the violation within five (5) days. All actions shall be coordinated with the Prince William County Police Department in accordance with the applicable requirements of the Code of Virginia as amended.
- c. All vehicles parked on any area in public view must be maintained in an acceptable state of repair to meet the following conditions:
 - 1. Powered vehicles must be maintained in operating condition.
 - 2. Tires supporting vehicles on common areas must be inflated at all times to within 10 PSI of the manufacturer's recommended pressure so that they can be moved in the event of an emergency.
- d. The Board of Directors shall have the right to tow any vehicle parked or kept in violation of the covenants at the owner's risk and expense, upon twenty-four (24) hours notice.

Recreational Vehicles

Recreational vehicles to include, but not limited to, motor homes, boats, travel or camping trailers shall be parked on the Property, other than within the garage, without written approval of the Architectural Review Board, as to location, size, screening, and other relevant criteria. The Association shall not be required to provide storage area for these vehicles.

SECTION XI

Estoppel Certificate

An Estoppel Certificate is required by the Architectural Review Board and Virginia law to be completed and issued to your settlement attorney prior to the closing of the sale of your home. This certificate provides information on the current status of assessment payments and on the existence of any architectural violations. The Estoppel Certificate helps to protect the future buyer against unknown problems with past owners' architectural changes or past-due assessments. If everything is in order, it also protects the seller from potential lawsuits involving violations of the Covenants by subsequent owners.

