

SPRINGFIELD SQUARE HOME OWNERS ASSOCIATION
POLICY RESOLUTION NUMBER 1
RULES FOR THE USE OF THE COMMON AREAS
(Revised June 8, 2017)

WHEREAS, Article IV, Section 1 (c) and Article VII, Section 10 of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions (hereinafter "Declaration") and Article V, Section 3 (d) of the Amended and Restated By-Laws (hereinafter "By-Laws") of the Springfield Square Home Owners Association, Inc. (hereinafter the "Association") grant the Board of Directors the power to adopt and publish rules and regulations governing the use of the property and the conduct of the Association members and their guests therein;

WHEREAS, Section 55-515 of the Virginia Property Owners' Association Act, Code of Virginia (1950, as amended) (the "Act") and Article VII, Section 10 of the Declaration charge all lot owners and their tenants, guests and invitees with compliance with the Declaration, By-Laws, Rules and Regulations (the "Governing Documents") of the Association as amended; and

WHEREAS, Section 55-513 B. of the Act and Article IV, Section 1 (d) of the Declaration provide the Association, through its Board of Directors, with the power to suspend voting rights and the rights to use the Common Areas and community facilities of the Association and to assess charges for violations of the Governing Documents, for which the lot owner or his or her family members, tenants, guests or other invitees are responsible.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board of Directors by the Act, the Governing Documents and this Resolution, which supersedes and replaces the Policy Resolution Number 1, Rules for the Use of the Common Areas, revised June 8, 2017, is hereby empowered to assure and afford proper use and protection of the Common Areas. This Resolution will become effective on **July 1, 2017**

1. Parents and guardians are responsible for the safety and actions of their children and their guests while playing on the Common Areas. Children are prohibited from going into any unit's back yard to retrieve their ball, without permission of owner/resident, as this is trespassing.
(Revised June 8, 2017)
2. There shall be no destruction of any kind to the Common Areas (owners will be held responsible for any damages caused by their tenants, their children and/or their guests).
3. For liability and safety reasons, residents **cannot** use the streets or parking areas for recreational activities, including, but not limited to, ball playing of any kind, skating, skateboarding, rollerblading, or the use of a motorless scooter. Playing ball on the sidewalk is prohibited.
4. Skating, skateboarding, rollerblading, bicycling, or the use of a motorless scooter will be permitted on the sidewalks, however, consistent with Fairfax County law, helmets, kneepads and shoes are required. Care must be taken to avoid injury to other pedestrians.
5. Bicycle riding is not permitted on the grassy areas. Consistent with Fairfax County law helmets are required while riding a bicycle.
6. No motorized vehicles of any kind, except authorized maintenance or emergency vehicles are permitted on the Common Areas, other than paved roads and parking areas.
7. Persons using the Common Areas between the hours of 9 p.m. and 9 a.m. must refrain from loud and boisterous activity, and at all other times must not disturb the community residents.

8. **Trash/Recycling/Litter:**

- a. **Trash Days** - Trash is picked up Monday and Thursday mornings. **TRASH MAY BE PLACED OUTSIDE AFTER 8:30 PM ON SUNDAY AND WEDNESDAY EVENINGS OR ON THE MORNING OF THE TRASH PICK-UP.** Do not place trash out after the trash contractor has picked up the trash. **(Revised June 8, 2017)**
- b. **Holiday Trash** – Trash **will not** be picked up on July 4th, Thanksgiving Day, Christmas Day and New Years Day, if these holidays fall on Monday or Thursday. Trash will be picked up the next regular scheduled trash pick up day. **(Revised June 8, 2017)**
- c. **Trash Containers** – ALL UNITS ARE REQUIRED TO USE A TRASHCAN(S) WITH A SECURE LID, WITH THE UNIT NUMBER ON THE TRASHCAN(S). LARGE ITEMS, SUCH AS, BUT NOT LIMITED TO, FURNITURE, DRYWALL, PLYWOOD, ETC., DOES NOT HAVE TO BE IN A TRASHCAN(S). NO EXPOSED WASTE IS PERMITTED BECAUSE IT ATTRACTS ANIMALS, RODENTS, PESTS, AND BIRDS. TRASHCANS MUST BE REMOVED FROM THE COMMON AREA ON THE DAY OF TRASH PICK-UP AND STORED IN THE BACK YARD. TIRES WILL NOT BE PICKED-UP. TRASH BAGS ARE NOT PERMITTED. **(Revised June 8, 2017)**
- d. **Trash Location** – Trashcan(s) must be placed on grassy areas next to the streetlights. **(Revised June 8, 2017)**
- e. **Contractor's Materials/Trash** – Contractor material/trash **will not** be picked up by the trash contractor. The Contractor is responsible for the removal of their materials/trash and the unit owner will be held responsible for the removal of any contractor material/trash placed out for the trash contractor to pick up.
- f. **Recycling** – Recycling is picked up on Thursday morning **ONLY** and may be placed outside **AFTER 8:30 PM** on Wednesday evening, or on the morning of recycling pick up. Recycling must be placed in a recycling container obtained from the trash and recycling contractor, with the exception of cardboard boxes and they must be broken down. **RECYCLING MUST BE CLEAN WITH NO FOOD RESIDUE (No exposed waste is permitted because it attracts animals, pests, rodents, and birds).** Do not place recycling out after the contractor has picked up the recycling. **(Revised June 8, 2017)**
- g. **Holiday Recycling** – Recycling **will not** be picked up on July 4th; Thanksgiving Day, Christmas Day and New Years Day, if these days fall on Thursday. Recycling will be picked up the next regular scheduled recycling pick up day. **(Revised June 8, 2017)**
- h. **Recycling Location** – Recycling containers must be placed near the sidewalk in front of your house (do not block the sidewalk) or on the paved areas.
- i. **Storage of Trash and Recycling Containers** – Trashcans and recycling containers must be removed from the Common Area on the day of pick-up. Trashcans and recycling containers **MUST NOT** be stored in the front of the unit or on any Common Areas. Trash and recycling containers **MUST** be stored either inside the unit or in the back yard of the unit. **(Revised June 8, 2017)**

- j. **Trash and Recycling During Inclement Weather** - Trash and recycling will not be picked up on the regular schedule during inclement weather (icy conditions, large amounts of snow, etc.), therefore, please do not place trash and recycling out for pick up.
 - k. **Yard Waste** – Per Fairfax County, yard waste such as grass trimmings, leaves, etc., must be placed in PAPER BAGS or TRASHCANS and marked ‘YARD WASTE’ on the paper bags or trashcans. **(Revised June 8, 2017)**
 - l. **Items not Removed** – Any trash/recycling not picked up by the contractor must be removed by the resident.
 - m. **Litter on Lots** – Residents are responsible for disposing of any litter that blows onto their lot.
 - n. **Litter on Common Areas** – Residents shall not litter (including trash and cigarette butts) on any Common Area, Common sidewalk or parking lot.
 - o. **Special Trash Pick Up** – Owners/residents are responsible for the scheduling of and payment for, any special pick up of large items such as, but not limited to, furniture, bedding, and appliances that the trash contractor will not pick up. Any owner/resident that is reported placing items out for pick up and the trash contractor does not pick the items up, will be held responsible for the cost to have the items removed. **(Revised June 8, 2017)**
 - p. **Tree Limbs/Shrubs** – Limbs/shrubs must be cut, bundled, and tied, not to exceed 6 feet in length. Owner is responsible for removal of these items if contractor does not pick them up.
 - q. **Household Hazardous Waste** – **Do not place the following Household Hazardous Waste in regular trash:** Acids, aerosol sprays, gasoline, oil and brake fluids, windshield wiper fluid, batteries (most gas stations will take car batteries at no charge), cleaning products (polishes, rust removers, floor care products), coal tar products (driveway, foundation and roof sealers), wood treatment and wood sealers, fluorescent light bulbs, glue (solvent-based), propane tanks, small hand type torches, varnish and stains, inks and dyes, mercury, moth balls, nail polish/remover, oil based paint and paint thinner, poisons, pool chemicals, dead animals, and yard products (pesticides, herbicides, fungicides, weed killers). **For more information and hours of operation, contact Fairfax County Household Hazardous Waste at 703-324-5068, site locations are 9850 Furnace Road, Lorton, VA and 4618 West Ox Road, Fairfax VA. If you are a Fairfax County resident, there is no charge to dispose of household hazardous waste.**
 - r. **Not Permitted** - Accumulation, storage, or burning of trash.
9. **Resident Snow Removal** – Owner/resident is responsible for the following:
- a. Removal of the snow from the sidewalk in front of their unit.
 - b. Removal of the snow from their assigned parking spaces.
 - c. Moving the snow to the unit owner’s front yard and/or to a trash site (ensuring that you do not block the street, and positioning the snow so it is not plowed behind the vehicles again).
 - d. Do not put snow in your neighbor’s assigned parking spaces, or front yards.
 - e. Do not put snow in the streets, as it will be plowed behind the vehicles again.
 - f. Do not put snow in the visitor spaces.
 - g. **Owners are responsible for any damage to the sidewalk and their assigned parking spaces as a result of applying the wrong chemical to melt the ice. (Revised June 8, 2017)**

10. **Vehicle repairs are prohibited except for the following:**
 - a. Minor emergency maintenance, such as, replacing light bulbs, dead battery or flat tires.
 - b. Ordinary light maintenance, such as, spark plugs or electrical repairs.
 - c. Normal cleaning is permitted, provided there is no damage, soiling, leakage or obstruction to the Common Areas.
11. No vehicles leaking fluids (oil, anti-freeze and/or transmission fluids), which causes soiling or damage to the Common Areas shall be permitted. Unit owners are responsible for cleaning fluid spots from their assigned parking spaces.
12. Homeowners are responsible for damages caused by their trees, tree roots, and shrubs growing under the sidewalks causing concrete damage and/or drainage problems.
13. Homeowners are responsible for the removal of all trees, tree roots, limbs, and shrubs from their property as a result of snow, storms, and wind damage. Homeowners are also responsible for the removal of their trees, tree roots/limbs, tree limbs hanging over the sidewalks or parking spaces, leaves, shrubs, etc., from the Common Areas. ***(Revised June 8, 2017)***
14. **Portable-On-Demand-Storage (PODS)** - are not permitted because the Association's insurance will not cover the damages to the Common Areas.
15. **Rental Properties** - Homeowners who lease their property must provide a copy of their lease and obtain from the lessee a written agreement to abide by the community rules and submit copies of their lease and written agreement to the Management Company within 30-days after leasing their property.
16. All plants, topsoil, or humus are to be left undisturbed on the Common Areas. Planting, cutting and/or digging up of any plants or trees on the Common Areas must be approved by the Board.
17. No alteration of any kind to the Common Areas may be made without prior approval by the Board.
18. The speed limit for all Springfield Square streets (including the access road) and parking areas is fifteen miles-per-hour (15 MPH).
19. Individual yard and moving sales must be approved by the Board. As determined by the Board, one community yard sale may be held each year.
20. Consistent with Fairfax County law neither firearms nor air guns are to be carried onto or discharged on the Common Areas.
21. Nothing shall be stored upon any of the Common Areas.
22. No signs may be posted on the Common Areas without prior written consent of the Board (except one real estate sign and directional signs during an open house). A temporary real estate sign not exceeding 6 square feet in area may be placed on the lot while for sale or rent but must be removed promptly following the sale or rental.
23. No structure, trailer, tent, shack, or other building shall be maintained upon any Common Areas at any time. No clothing, laundry, or the like shall be hung upon any of the Common Areas.

24. The cooking or preparation of food is not permitted upon any portion of the Common Areas except in connection with such community activities as may be sponsored by the Springfield Square Home Owners Association.
25. No Solicitation or distribution of flyers without written prior approval of the Board (with the exception of ice cream vendors who must display a valid Fairfax County Solicitation License).
26. Springfield Square is private property and there shall be no trespassing and/or loitering on the Common Areas at any time. Non-residents on the Common Areas must provide a name and unit number that they are visiting and that unit owner is held responsible for their actions.

Enforcement:

The Board reserves the right to use some or all remedies and may impose damage assessments, rules violation assessment charges, revoke parking, use or service privileges and to take such other legal or administrative action as may be determined appropriate, for any and all violations of the Common Area rules.

Note: The provisions of the Resolution supplement provisions of the “Amended and Restated Declaration of Covenants, Conditions, and Restrictions” (the “Declaration”) and Bylaws; this Resolution should be read in conjunction with the Declaration and Bylaws.