



Please read the owners manual for a complete set of rules and regulations. CHARGES WILL BE ASSESSED FOR VIOLATION OF THESE PROCEDURES.

#### **DESTRUCTION OF PROPERTY:**

- Residents shall not mark, deface, modify, or destroy any part of the common elements.

#### **TRASH COLLECTION:**

- Trash is collected on Monday, Thursday, and Saturday mornings.
- Trash must be placed by mailboxes.
- All trash must be contained in sturdy plastic bags which are securely tied.
- Trash may be set outside **after 9:00 PM** the night before scheduled pickup.
- Any uncollected trash or recyclables must be returned to your unit by 9:00 PM on scheduled trash days.
- Recycling is only collected on Monday mornings and must be placed in a separate pile from trash. Bundle and tie newspapers or place in a paper bag. Other items that can be recycled are glass, cans, aluminum etc.

#### **PETS:**

- Residents must walk pets in the designated PET AREAS. These include parking lot islands, the grassy strip along Lake Newport Rd, and the area along the woods behind Summerchase Circle units.
- Fairfax County Ordinance states that **ALL residents must pickup after their pet.**
- All pets must be restrained and kept on a leash when on common grounds. Do not leash pets to stationary objects.
- No pets shall be allowed to create a nuisance that disturbs other residents.

#### **OUTDOOR GRILLING:**

- Use of open flame barbecue grills or other outdoor cooking equipment on balconies and terraces is prohibited.
- Outdoor cooking equipment may be placed on a grassy area of the Common Elements where smoke will not disturb others.
- Fires must be extinguished and equipment moved promptly after cooking.
- Electric outdoor grills are permitted for use on balconies and terraces in accordance with Fairfax County ordinance.
- Grills may not be left unattended.

#### **OBSTRUCTIONS:**

- Sidewalks, entrances, and stairways shall not be obstructed in any manner, or by any object including bikes, grills, planters, toys, or furniture.

#### **SIGNS:**

- No sign, notice or advertisement shall be posted, erected, or displayed upon the Common Elements or shall be visible from any unit, expect the following:
  - One "For Sale" or "For Rent" real estate or broker sign advertising a unit may be displayed from the interior of a window of the unit for the period the unit is for sale or rent.
  - Signs or notices required by law are to be posted during construction or repair work within a unit.

#### **BALCONIES/TERRACES:**

- No objects shall be placed on balcony/terrace railings or ledges.
- No objects shall be attached to walls and ceilings of balconies/terraces.
- Drying or airing of clothes or other items is not permitted on balconies, terraces, or from windows within common areas of any building, or in any fashion visible from the outside.
- Bird feeding from the balconies and terraces or any other external part of the building is prohibited.

#### **FIREWOOD:**

- Firewood may only be stored on the balconies/patios from **Oct. 1 through Apr. 1**. The storage of firewood in any area, including units and common elements is prohibited.
- The amount of firewood stored at any one time shall not exceed one-half cord.
- Firewood shall be stacked in a neat and orderly manner, and shall not be stored so that it blocks access to any door or limited common element throughway.

#### **WINDOW TREATMENTS:**

- Draperies, curtains, or venetian blinds must be installed at all windows within the unit. All drapery linings and window treatments visible to the outside must be white or off white in color.

#### **NOISE:**

- Unit occupants must exercise due consideration at all hours in the operations of radios, televisions, musical instruments, or any other items to ensure that the sound will not disturb others.

#### **SOLICITATION:**

- All door-to-door commercial solicitation is prohibited. Placing of materials on or under unit doors is strictly prohibited unless express written permission is granted by the Board.

#### **MAILBOXES:**

- No posting of notices or advertisements are allowed on mailboxes except those approved by the Board.

**DOOR DECORATIONS:**

- Approval of seasonal decorations is not required so long as such decorations meet the following criteria:
  - The decorations are displayed only so long as they are appropriate.
  - The decorations do not make any sound.
  - The decorations are not attached in such a way as to mar the finish on the door.
  - The decorations do not contain electrical illumination or wiring.

**PARKING:**

- Unit occupants are entitled to use the Common Element parking spaces for approved vehicles together with the right of ingress and egress upon that parking area. Use is on a first-come, first serve basis except for marked reserved spaces. An approved vehicle shall include any conventional passenger vehicle, motorcycle, van and truck, recreational commercial vehicle of two and on-half or less tons gross weight.
- Unit occupants shall be limited to parking two (2) approved vehicles on the common element parking lots. Additional vehicles must be approved by the Board.
- Vehicles should be parked so as not to obstruct the spaces for other vehicles or, as applicable, the sidewalks.
- No truck, van, bus, trailer, free-standing camper, recreational vehicle that is longer than eighteen (18) feet or wider than eight (8) feet, and bicycle or boat may be parked in the Common Element parking area.
- No junk or derelict vehicle or other vehicle on which current registration and required permits and stickers are not displayed shall be kept upon any of the common elements.
- All vehicles must be kept in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emission, appearance or otherwise.
- No vehicles other than those clearly identified as operated by or for a handicapped person shall be parked in spaces reserved for handicapped parking.
- No signs, initials, numbers, storage containers or any other additions or alterations to parking spaces may be painted, displayed or erected by any owner without the prior written consent of the Architectural Committee.
- Except for minor adjustments, repairs to vehicles, as well as painting of vehicles, shall not be permitted at any time on the common

elements. Drainage of any automotive fluids in the common elements is prohibited.

- The Board shall make a reasonable attempt to give notice to the owners of offending vehicles. If such vehicle is not removed or the violating condition corrected, the Board may have the offending vehicle towed at the expense and risk of the owner of the vehicle.

**WATER SPIGOTS:**

- Each year the ground floor 2BD/2BA unit occupant is responsible for ensuring that the outside water spigot supply valve, located under the kitchen sink, is turned off and flushed of any remaining water in the pipe no later than November 15<sup>th</sup>. The valve may be re-opened April 15<sup>th</sup>.
- Unit Occupants must remove their hoses from the spigots promptly after use. Unit Occupants must exercise care to make sure that spigots are turned completely off after use and that water is used only in the quantities needed.

**COMMON AREAS:**

- It is prohibited to dispose of cigarettes, cigars, tobacco ashes, and matches or other debris on any part of the common areas.
- Storage of personal items, including but not limited to bicycles, mopeds, planters, benches, and playthings is prohibited in the hallways or on the Common Elements.
- Pedestrian and vehicular ways shall not be obstructed. Motorized vehicles are prohibited on Common Elements, except on roadways or designated parking spaces.
- The walkways, entranceways, stairways, and other building common areas shall be used only for the purposes intended. These areas shall not be used for playing or loitering.

**TENANTS/LEASING:**

- Owners shall furnish to tenant copies of the Declaration and Association rules and regulations.
- Owners shall be responsible for tenant's compliance with all rules and regulations.

**SALES:**

- Owners shall notify the Association of the name and mailing address of new owners.
- Owners must provide a copy of the settlement sheet to the management agent immediately following settlement.
- As part of their services CMC will prepare a resale certificate. There is a \$100.00 fee for this service.

**VIOLATIONS SHOULD BE REPORTED TO CMC AT**

SummerRidge Condominium  
c/o Community Management Corporation  
12701 Fair Lakes Circle  
Fairfax, VA 22033  
703-631-7200