

RULES & REGULATIONS

EFFECTIVE DATE: MAY 1, 2021

Rules & Regulations are a part of the governing documents of the Autumn Glen-Frederick County, Virginia Homeowners' Association (AGHOA) which may be adopted and amended from time to time. (Article II, Section 9).

Use, Restrictions, Covenants can be found in Article VIII of the Amended and Restated Deed of Dedication, dated August 14, 2018. Homeowners are responsible for becoming familiar with this document and for providing renters with a copy of these rules and regulations in addition to the use, restrictions & covenants pertaining to Autumn Glen HOA. (Article VIII, section 27)

The following information is designed to add further detail to the items in the **Deed of Dedication**:

1. Annual assessments: Official notification of annual assessments will be distributed to all homeowners in the month of December for the coming year. This will be in the form of a coupon book or an annual invoice. Payments may be made in advance on a monthly, quarterly, or annual basis. (Article VII, section 6)
2. The Resale Facilities Assessment (Article VII, Section 11) is payable with any sale or transfer in ownership to a different owner. This includes the sale of one property in Autumn Glen to purchase another property in Autumn Glen. It also includes a transfer in ownership within a family if that family member is not on the current deed of ownership.
3. Occasional non-commercial yard or estate sales/auctions are permitted. An annual community yard sale will be held with the advertising for this event paid by the Social Committee. (Article VIII, section 1)
4. Sheds: All sheds or outbuildings must be approved by the Architectural Committee. The size of the shed will depend upon the size and shape of the lot. The owner is responsible for observing Frederick County requirement regarding setbacks and easements. Sheds shall be of the same material or a composite material and construction as the main structure. (Article VIII, section 1, and section 17)
5. Temporary placement of portable storage containers (e.g., PODS, trash dumpsters) on lots during periods of repair, restoration or construction are allowed for a period of 14 days with longer periods allowed with permission from the Board. (Article VIII, section 1).
6. Signs: No signs or advertising are allowed other than one home security sign and one "For Sale" sign. (Article VIII, section 2).
7. Vehicles: In addition to the restrictions regarding vehicles in Article VIII, section 3, all cars parked in driveways must be in drivable condition including current inspection and registration.
8. Fences: Fences shall be constructed of wood, composite material simulating wood or vinyl and shall not exceed six (6) feet in height. The owner is responsible for observing Frederick County requirements regarding setbacks and easements. It is recommended that

fences be offset from the property line with consideration given to the ability of adjoining owner to maintain their property. (Article VIII, section 6) A fenced-yard assessment is required due to the higher cost of lawn care services within the fenced area of the yard. (Article VII, section 12)

9. Trash: Trash may be placed outside on the night before trash pick-up after 9 p.m. provided all trash is placed in tied plastic bags inside a heavy-duty plastic trash can with wheels and a lid. No loose tied plastic bags, cardboard boxes, or other unsecured items may be left outside the trash can the night before trash pick-up. Tied plastic trash bags may be placed outside on the morning of trash pick-up. All trash cans must be removed from front sidewalk the same day as trash pick-up. Anyone putting out plastic bags that are ripped open either by animals or other means is responsible for cleaning up the trash. **The AGHOA Board reserves the right to change this practice at any time with 30 days' notice.** (Article VIII, section 9)

10. Exterior modifications: any changes to the exterior of a home (including but not limited to paint color, outdoor light fixtures, sheds, fences, patios, building additions) must be approved in writing by the Board and/or the Architectural Review Committee (ARC) acting with the board's approval. (Article VIII, section 17). Miniature external security cameras are allowed and do not need approval by the Board.

11. Alterations in landscaping do not require an ARC request. If you are considering digging anywhere on your property (e.g., planting a tree), please call 811 (Miss Utility) to determine where underground utility lines are located. (Article VIII, section 21). If you remove a tree from your front yard, you are encouraged to remove the stump and replace the tree.

12. Personal property: Seasonal decorations are limited to 30 days prior to and 30 days after the holiday. Lawn ornaments should not be excessive. The ARC shall have the authority to determine the acceptability of any yard decoration. No inground or above ground pools are permitted. Hot tubs should be fenced in and secured to prevent accidental drowning. Vegetable gardens are permitted. (Article VIII, section 22)

13. Antennas, satellite dishes: If possible, owner should promptly remove any satellite dish or other antenna (and related wiring and other equipment) when dish or antenna is no longer in working condition or no longer being used. (Article VIII, section 25)

14. Solar Energy Collection Devices: An owner who desires to install any type of solar energy collection device must submit a request to the Board for approval.

For your information:

Forms and documents can be found and downloaded from the property management (currently Coventry Group) website (coventrygrp.com) or obtained from any board member. This includes, but is not limited to, the following:

- *Autumn Glen Gazette*
- Virginia State CIC Complaint Form
- Architectural Change Request Form (ARC)
- Stone Hall Reservations & Usage: Use of Stone Hall Agreement and Release Form

- Fitness Room Rules & Release Form,
- Board minutes
- Minutes from Annual Meeting.

Stone Hall Community Center and Common Areas are available to all homeowners in good standing. The Association has the right to limit the number of guests of owners and residents who may use the Common Area facilities at any one time and to institute sanitation and infection control measures as needed. (Article VI, section 1(b)) No solicitation, church service or commercial use is allowed. Alcohol is allowed at association functions as well as private parties. Private parties must complete a *Use of Stone Hall for Private Function Agreement and Release of Liability* form. No smoking is allowed in Stone Hall at any time.

The *Autumn Glen Gazette* (monthly newsletter) and a directory of homeowners with names, addresses and phone numbers (updated at least annually) is distributed electronically with the homeowner's permission. Those homeowners who are unable to receive these documents electronically will receive a hard copy by hand delivery. All homeowners are encouraged to receive this information electronically to help keep costs down.

Owners' Open Forum (see **By-laws** Article IV, section 4.4, #3, p. 6): This is a designated period to allow any association member an opportunity to comment on any matter relating to the association. This session will be limited to a total of 15 minutes per issue.

Snow removal: (see Article VIII, section 19) The Virginia Department of Transportation (VDOT) is responsible for snow removal on all streets in Autumn Glen. AGHOA contracts with a snow removal company to clear residents' driveways and the sidewalk leading to the front door after VDOT has cleared the streets and after at least 3 inches of snow has fallen. The parking lot at Stone Hall and the areas around mailboxes and fire hydrants are also contracted to be cleared. The snow removal company is not responsible for removing snow from the community sidewalks.

VDOT has ownership of the streets, the curbs, the verge and the sidewalks in Autumn Glen.