

**MOORINGS CLUSTER ASSOCIATION
RULES AND REGULATIONS
(Restated August 2010)**

Table of Contents

- 1. Parking**
 - A Unlicensed Vehicles
 - B Fire Lanes
 - C Guest Spaces
 - D Reserved Spaces
 - E On sidewalks
 - F Violator Responsibilities

- 2. Animals**
 - A Control of Animals
 - B "Pooper Scooper" Law

- 3. Assessments**
 - A Discount on full payment
 - B Late Payments

- 4. Design Standards**
 - A Exterior Alterations
 - 1. Decks
 - 2. Fences and Gates
 - 3. Sheds
 - 4. Garage Doors

 - B Color Palette

- 5. Miscellaneous**
 - A Trash

In a Special Membership Meeting of November 18, 1993, the membership unanimously voted to change the by-laws, including the removal of the rules and regulations from the By-Laws document, and establishing a separate document for the Rules and Regulations. This is the restatement of those rules and regulations, updated by the Board of Directors during several board meetings. In accordance with the Code of Virginia, Chapter 26, Property Owners' Association Act, these Rules and Regulations may be repealed or amended by the membership at a meeting convened in accordance with the association's By-Laws.

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1. PARKING

A Unlicensed Vehicles (Adopted by Board of Directors, 12/13/93)

All vehicles parked on Cluster Property must be properly licensed. Improperly licensed cars shall be towed, after proper notice, in accordance with the Code of Fairfax County. All costs involved shall be paid by the vehicle owner.

B Fire Lanes (Restated from Cluster By-Laws, 1989 Edition)

Vehicles shall not be parked next to a curb designated as a Fire Lane (designated by yellow paint.) Any homeowner or resident discovering such violation may contact the Police Department directly. The police are empowered to tow the vehicle immediately, at the vehicle owner's expense.

C Guest Spaces (Restated from Cluster By-Laws, 1989 Edition)

Guest spaces, those that are not reserved, are for the convenience of guests and delivery vehicles, but shall not be utilized for a continuous period longer than 48 hours. The homeowner or resident discovering such violation shall notify a cluster officer or Director ("cluster management"). Cluster management will determine the ownership of the vehicle in violation; place a notice on the vehicle that explains these procedures and offer alternative parking arrangements; hand deliver the notice to the violator's residence (if applicable) or to the residence being visited by the violator; authorize the towing of any vehicle that continues to be in violation of these By-Laws forty-eight (48) hours after notice of the violation is delivered; and, once the vehicle has been towed, notify the Police Department, either directly or through the towing company, as required by Virginia Code Section 46.1 - 551.

D Reserved Spaces (Existing Policy-reconfirmed by Board of Directors, 6/29/94)

Each townhouse shall have one identified reserved parking space for the exclusive use of parking an approved vehicle.

E On Sidewalks (Adopted by Board of Directors, 10/13/94)

Parking shall not be permitted on sidewalks.

F Violator Responsibilities (Restated from Cluster By-Laws, 1989 Edition)

Any resident or owner who condones parking in violation of cluster By-Laws shall be fully responsible for any damages that result from such parking violations.

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2 ANIMALS

A Control of Animals (Restated from Cluster By-Laws, 1989 Edition)

Any member of the corporation who has reasonable grounds to believe that any animal running loose on the property of the corporation represents a hazard to the peace, health, comfort, safety, or general welfare of members of the corporation, may request a Fairfax County animal warden, the police, or any other appropriate authority to remove the animal from the property of the corporation in accordance with Fairfax County animal regulation ordinances and applicable law.

B "Pooper Scooper" Law (Adopted by Board of Directors, 6/29/94)

Dog owners are required to pick up waste deposited by their pets on others' property, public property, or cluster common property. Any resident may notify the Fairfax County Department of Animal Control of a violation. Violators can be fined up to \$500.00 by the Department of Animal Control.

3 ASSESSMENTS

A Discount of Full Payment (Existing Policy-reconfirmed by Board of Directors, 6/29/94)

Assessments are due the first day of each FY quarter. A discount, as determined by the Board of Directors, may be allowed if the annual assessment is paid in full at the first quarter of the fiscal year.

B Late Payment (Existing Policy-reconfirmed by Board of Directors, 6/29/94)

A 10% penalty for late payment shall be assessed on a quarterly payment more than 15 days past due. Outstanding balances more than 30 days past due are subject to an 18% per annum interest charge, computed quarterly.

4 DESIGN STANDARDS

A Exterior Alterations (Restated from Cluster By-Laws, 1989 Edition)

Any resident of Moorings Cluster, whether or not a member of the Association, shall deliver to the President of the Association a complete copy of the identical home improvement plan which that resident or member is required to submit to the Reston Association Design Review Board ("DRB") or its successor as a precondition to such improvement. The resident or member shall deliver the plan to the Association President on or before its submission to the DRB.

1. Deck Standards (Existing Policy-reconfirmed by Board of Directors, 6/29/94)

Decks may not be constructed in a manner that intrudes upon the visual privacy of the interior spaces of the properties' immediate neighbor.

2. Fences and Gates (Existing Standard of the Design Review Board)

Fences and gates must match in material, height, color and design: solid board fence with upper and lower trim boards and a cap board. The top and bottom of fence shall remain horizontal. If the ground slopes the fence is to be stepped. The gate top is to be straight and flush with the top of the fence (not rounded).

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3. Exterior Light Fixtures (Design Review Board Approvals 11/2004 and 9/2010)

Lightolier #6676

Maxim #85005 FTOI (Oil Brushed Bronze) for homes with brown/bronze window frames.

Maxim #85005 FTSST (Stainless Steel) for homes with white or aluminum window frames.

4. Garage Doors (Existing Standard of the Design Review Board)

Garage doors shall be solid, four-panel overhead doors without glass or trim.

5. Sheds (Existing Standard of the Design Review Board)

Sheds shall be as unobtrusive as possible, located in the rear under a deck if possible, constructed of siding material and asphalt shingles that match the house in color and the roof in color, with the roof sloped away from the house.

B. Color Palette (Existing Standard of the Design Review Board)

The following colors have been approved by the Reston Association's Design Review Board. However, changes made to existing colors, even if they are on the approved list, must be submitted to DRB for approval. Simultaneously, a copy of the request shall be submitted to the Moorings Cluster Association Board of Directors.

SIDING, FENCES, GATES, DOWNSPOUT, TRIM, AND GARAGE DOORS

Russet	Cocoa	California Rustic	Beige Gray
Taupe	Chamois	Beachwood	Willow Mist
Monterey Gray	Stonehedge	Sandstone	Smokey Suede
Bronze			

MASONRY

There is only one approved color for all cluster masonry: Amber White (McCormack, formerly known as Colonial Amber White)

5 MISCELLANEOUS

A. Trash (Restated from Cluster By-Laws, 1989 Edition)

Trash should not be put out for pick-up along Moorings Drive or Waters Edge Lane until the evening before the next scheduled pick-up. Trash containers should be promptly placed out of sight after they are emptied by the trash removal service.