

GATE POST ESTATES II HOMEOWNERS ASSOCIATION

ARCHITECTURAL RULES AND

GUIDELINES

JUNE 1989

**SECOND GATE POST ESTATES HOMEOWNERS ASSOCIATION
Centreville, Virginia 22020**

July 27, 1989

All Owners
Second Gate Post Estates
Centreville, VA 22020

RE: Second Gate Post Estates
Architectural Rules and
Guidelines

Dear Owner:

Included with this letter is the Second Gate Post Estates Homeowners Association Architectural Rules and Guidelines. The five member Architectural Review Board (ARB) has developed these guidelines from an existing homeowners association and modified them to reflect our development's particular needs. The Association's Board of Directors has endorsed these guidelines as well.

The ARB is made up of volunteers who are trying to balance the desires of all of us to do what we like on our property with the common interest of all homeowners. When you purchased your home here, you signed an agreement to abide by the Covenants, Conditions, and Restrictions provided to you and further clarified by the attached guidelines. (Please refer to Articles VI and VII of the Covenants.)

the ARB and the Board of Directors urge you to review these guidelines to ensure you understand them. Of course, any homeowner has the right to petition the Board to change the guidelines at any time.

Questions can be directed to any of the Architectural Review Board members:

Dale McCaskey	266-2626
Tom Zeberlein	968-7310

Jim Thomson	266-2799
Ray Douglas	830-5672
C.J. Sawin	266-0091

Sincerely,

Dale McCaskey
ARB Chairperson

Enclosure

GATE POST ESTATES II HOMEOWNERS ASSOCIATION

Dear Gate Post Estates II Homeowners:

Enclosed are the architectural guidelines for the Gate Past Estates II Association.

Community residents of the Architectural Review Board (ARB) have put extensive time and effort into these guidelines to assure that Gate Post Estates II will be maintained to the quality we all expect. These guidelines have been reviewed by an attorney to insure that they are legitimate and credible.

The Board of Directors are confident that these guidelines will make Gate Post Estates II a fine community and a welcome addition to the Centreville Area.

Please become familiar with the guidelines and maintain them for future reference. If you are a non-resident homeowner, it is your responsibility to provide this information to your tenants, however additional copies must be at your own expense.

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OBJECTIVES

The overall objective of this document is to service as a guide to both the members of the Architectural Review Committee (ARB) and homeowners in maintaining and enhancing Gate Post Estates II carefully designed environment. These guidelines and standards address improvements for which homeowners will most often submit applications to the **ARB**. 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 of Gate Post Estates II.

The specific objectives of this booklet are:

- To assist homeowners in preparing an acceptable application to the Architectural Review Board.
- To increase homeowner's awareness and understanding of the Declaration of Covenants and Restrictions.
- To describe the organization and procedures involved with the architectural standards established by the covenants and Board of Directors.
- To illustrate basic design principals which will aid homeowners in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.

INTRODUCTION

All current and future residents of this community will benefit from the planning and design that has been an important part of the development of Gate Post Estates II.

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

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

Authority

The authority for maintaining the quality of design in the community is founded in the Declaration of Covenants and restrictions which are a part of the deed to every property in Gate Post Estates II. The covenants establish the Gate Post Estates II Homeowners Association (HOA) and the Architectural Review Board (ARB).

As a homeowner, you should have received a copy of the Declaration of Covenants and Restrictions in the homeowners document package at least by settlement. These Covenants “run with the land,” and are binding on all homeowners. As a result, these covenants should be fully understood by each homeowner.

ARB REVIEW CRITERIA

The ARB 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. This is because what may be acceptable in one instance may not be in another. For example, exterior changes to homes on some lots may be more restrictive than other lots due to increased exposure to neighbors.

When a proposed modification has possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with neighbors prior to making the application to the ARB. It may be appropriate in some cases to submit neighbor comments with the ARB application.

The following criteria represent the general standards that will be used in reviewing and evaluating applications and designs.

Validity of Concept - The basic idea must be sound and appropriate to its surroundings.

Design Compatibility - The proposed modifications must be compatible with the architectural characteristics of the applicant's house, the 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 modification should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes or access to neighboring property; decks or larger additions may cast unwanted shadows on an adjacent patio or property or infringe on a neighbor's privacy.

Scale - The size of the proposed modification should relate favorably to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

Color - Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as roofs, siding and trim should be matching in color.

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. For instance, horizontal siding on the original house should be reflected in an addition. On the other hand, an addition with siding may be compatible with a brick house.

Workmanship - Workmanship is another standard which is applied to all exterior modifications. The quality of work should be equal to or better than that of the community. Poor practices, besides causing the owners problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.

Timing - Projects are to be completed within sixty (60) days, from beginning date of construction unless otherwise approved by ARB, otherwise it could become a nuisance and safety hazard for neighbors and the community.

Amendment to the ARB Guidelines

The ARB will 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 existing guidelines.

Application Review Procedures

All applications will be submitted by hand or certified mail in triplicate to the ARB, whether it be permanent or temporary. 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 ARB has thirty (30) days to review an application. The decision of the ARB will be sent by letter to the applicant's address. Failure of the ARB to act upon any complete request within thirty (30) days after submission shall be deemed to have been approved as submitted.

Appeal of an ARB Decision

An appeal may be made if it appears that the following situations occurred:

Proper procedures were not followed during the administration and review process.

The ARB decision was arbitrary and had no rational basis.

To initiate the appeals procedure, applicants or other affected residents must submit a written request for an appeal within 10 days of the applicant receiving the ARB decision. The appeal will be referred to the Board of Directors for review.

Enforcement Procedures

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

All owners and residents of Gate Post Estates II shall comply with all the provisions of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements, (the By-Laws, and all Rules and Regulations). Failure to comply with the aforementioned documents shall be grounds for action to recover damages or injunctive relief, for suspension of voting rights, for foreclosure of liens or any legal or equitable relief deemed appropriate.

In the event any rule or regulation of the Gate Post Estates II 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. 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.

In any instance where the violation presents a health or safety hazard, the Board of Directors may take immediate action, at the owner's expense, to correct the violation. Notification of the action taken and the costs incurred will be made to the owner by certified mail, return receipt requested.

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 ten (10) days of receipt of the violation notice.

In the event the owner does not bring the violation into compliance within ten (10) days, or submit a request for appeal within ten (10) days of the date of receipt of the violation notice, corrective action and/or appropriate legal action will be taken by the Board of Directors. The owner will be held liable for any and all costs incurred in connection with the correction of the violation. (See Article VI, Section 16, Protective Covenants and Restrictions.)

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

Right of Entry

The Association through their authorized officers, employees and agents shall have the right to enter upon any Lot during daylight hours and then whenever practical, only after advance notice to, and with the permission of, any Owner or tenant directly affected thereby when not an emergency situation or a governmental function for the purpose of ascertaining whether such Lot or the construction, erection, placement, remodeling or alteration of any structure thereon is in compliance with the provisions of these guidelines.

Estoppel Certificate

An Estoppel Certificate is required by the ARB 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. An 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 law suits involving violations of the Covenants by subsequent owners.

Application Procedure

WHAT CHANGES MUST HAVE ARB APPROVAL?

ALL EXTERIOR MODIFICATIONS REQUIRE APPROVAL OF THE ARB:

No improvements, modifications, repairs, changes of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any Lot or Common Area or the improvements located thereon from its natural or improved state, existing on the date such property was first subject to the covenants accepted at closing shall be made or done without the prior approval of the ARB. No building, residence or other structure, fence wall or landscaping in lieu thereof, shall be commenced, erected, maintained, improved, altered, made or done on such property without the prior written approval of the ARB.

This paragraph explicitly states that any change, permanent or temporary, to the exterior appearance of one's dwelling or property must be approved by the ARS. Further, once a plan is approved it must be followed or a modification must be approved by the ARB.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these guidelines. For example, a homeowners who wishes to construct a deck identical to one already approved by the ARB is still required to submit an application.

WHAT TO INCLUDE IN AN APPLICATION TO THE ARB

Generally, the following items should be a part of every application and submitted in duplicate.

A Site Plan. A site plan is most easily prepared by submitting a copy of the property plat. Proposed changes should be indicated including dimensions and distances from adjacent property and houses.

Material and Color. Description of the materials and colors to be used and an indication of the existing colors and materials should be provided. 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 or Photographs. A graphic description should be provided, and may be in the form of manufacturer's literature or photographs as well as free hand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, exterior elevations for proposed structure, and 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 properties. In any case, the sketch, diagram or photograph must be accompanied by a written description.

Duration of construction.

GUIDELINES

Introduction

In accordance with Article X, of the Declaration, the Board of Directors has adopted these Architectural Review Committee Guidelines to interpret and implement the architectural control requirements in Article VII by "regulating the external design, appearance and locations of Property and improvements thereon in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography." These guidelines are not intended to supersede the Covenants themselves, but to enunciate the consensus of the ARB as representatives of the community as a whole on the standards which should be followed

by the committee in discharging its duties and responsibilities.

The guidelines which follow address a broad range of exterior modifications for which homeowners frequently submit an application to the ARB. It would be impossible to address each specific design condition. As a result, these guidelines present the principal 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.

The individual merits of each application will always be considered by the ARB. The use of these guidelines should assist the homeowner in gaining timely ARB approval. The applicant who follows the guidelines should expect written approval or rationale as to why the application was not approved within thirty (30) days.

These guidelines should in no way restrict the homeowner in the design of a well thought out alternative approach. All such improvements, modifications, repairs, excavations or other work must comply strictly not only with the provisions of the declaration and these guidelines, but also with the applicable requirements of federal, state, county and local law. It is the responsibility of the individual homeowner to obtain necessary building permits, variances, exceptions or other governmental approvals prior to the start of any construction work.

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. Careful consideration should be given to the basic fencing concept and the manner in which the concept is executed.

No front yard fences will be allowed, other than those previously installed by builder as part of overall community landscaping. In the absence of any specific aesthetic or safety oriented considerations, the ARB will not approve the installation of any fence forward of the front foundation wall of any structure in Gate Post Estates II. All approved fencing must be constructed of pressure treated natural wood or wood tone stains with all fence posts located to the interior of the fence (style permitting) with finished side facing out no more than 1” apart.

The ARB must approve construction of all fences. NO fences shall be erected around the

front lot.

Prohibited Fencing.

- 1) No double fencing will be permitted. Double fencing refers to two separate adjacent fences within 20 feet of each other.
- 2) No metal fencing, including but not limited to chain link and chicken wire will be permitted.

Landscaping

Care should be exercised in the planting and maintenance of trees and shrubs on your lot to prevent obstruction of sight lines required for vehicular traffic. It is the responsibility of the homeowner to ensure that their lot is mowed and all gardens must be neatly maintained throughout the growing season.

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 cables, etc. if such planting result in complaints by neighbors, the ARB will consider appropriate measures to resolve the problem.

An application IS REQUIRED for:

- hedges more than 2' in height or 8' in length, or other features which in effect become structures, fences or screens and as part of other applications where required.

Storage Sheds

ALL EXTERIOR BUILDINGS MUST BE APPROVED BY THE ARB.

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 the landscape surrounding the house. Storage sheds are discouraged.

The design of a storage shed is directly related to its location. As the relationship between the house and the shed changes, so does the type of shed to be used.

The shed should be designed to appear as part of the house/landscaping/fence theme and may be part of a deck. Building materials must correspond to design theme.

The shed must be designed to respect the “visual rights” and aesthetic interests of neighborhood properties.

Metal storage sheds will not be permitted.

Sheds shall not exceed one hundred (100) square feet in size. Sheds shall not exceed 7'3" in height. All approved storage sheds must be placed upon a solid masonry foundation and floor.

Patios, Porches and Decks

All ground level patios, porches and decks must be approved by the ARB.

Patio and Deck Location - Applicants should review fence and shed design criteria with respect to visibility, privacy and materials prior to design. In all cases, decks and porches must be designed and constructed so as to minimize the visual impact from neighboring properties. Patios and decks should be located in rear yards. Side yard locations will be evaluated on their individual merits.

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

Decks - All decks are to be of natural or wood tone, pressure treated wood. Applications must include site plan showing size of deck, location as it relates to applicant's house and adjacent houses and property lines, description of materials to be used, and details of railings, trellises, posts, stairs, steps, benches, etc. as required to clearly describe proposal. Include height of deck off the ground.

Porches - Porches shall be constructed of material so as to match the existing structure in color, style and texture. Porch roofs must match or be architecturally consistent with the roof lines of the existing structure.

Storm and Screen Doors/Windows

The color of all storm doors must conform to the existing color scheme. Variances may be considered on a case-by-case basis. Full view will be considered for front door installation. Other styles will be considered for rear and side door installations on a case-by-case basis. The color of all external storm windows must conform to the existing color of the window frame.

No plastic covering will be permitted on the exterior (Outside) doors or windows.

Recreation and Play Equipment

A. Basketball Backboard. Only clear acrylic Basketball backboard will be considered for approval.

B. Skateboard Ramps. Requests for non-portable skateboard ramps on private property will not be approved.

C. Playground Equipment. Playground equipment including but not limited to swing sets, trampolines, gym sets and sand boxes will be considered. All such structures must be located in the rear yard of the property in a location selected to minimize impact on neighboring properties. The most desirable material for these structures is wood left natural in color. Location, material, size and color will be key factors in the decision of the ARB. If the approved playground equipment becomes a nuisance to neighboring properties, the ARB in their sole and absolute discretion, will require prompt removal of the equipment from the property.

D. Swimming Pools. Swimming Pools, spas and hot tubs must be approved and will be considered on an individual case-by-case basis. All such structures must be located so as to minimize sight and noise impact on neighboring properties. A minimum of 15 feet from the property lines will be reserved for landscaping.

All pools must be surrounded by at least a 5 foot privacy fence.

Major Exterior Changes

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

More specifically, the design of major alterations should be compatible in scale, materials and color with 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 on 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 exterior openings in the existing house.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials must be stored so that impairment of views from neighboring properties is minimized. Excess material should be immediately removed after completion of construction.

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 structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood, and in some cases, safety. (See Article VI, Declaration of Covenants).

Exterior Appearance

Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds, and playground type of equipment.

Mowing

Turf areas need to be mowed at regular intervals. Planted beds must be kept in a neat and orderly manner.

Trash Removal

Each resident is responsible for picking up litter on his property and preventing windblown debris from originating on his land. Please refer to Article VI Section 7 of Covenants.

At no time is the Association common area considered a dumping ground for inorganic debris. Organic debris such as leaves, grass clippings and branches may not be dumped in common areas.

Removal of trash and debris from all Association areas accumulating from resident usage will be completed as necessary. Remember that the removal of trash costs the Association dollars, and voluntary resident and Neighbor cleanup, in addition to controlling litter at the source, saves everyone money.

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.

MISCELLANEOUS

Animals

As stated in Article VI, Section 6 of the Protective Covenants and Restrictions No livestock or poultry shall be kept or maintained on any Lot; 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 Fairfax County ordinances.”

Specific rules and regulations governing pets have been adopted by the Home Owners Association. They are as follows:

1. The Board of Directors has extended permission to both the County Director of Animal Control and the Fairfax County Animal Wardens to enforce all applicable portions of the Fairfax County code 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. 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 the Fairfax County Code.
3. All pets must have appropriate shots, licenses and tags, as required by Fairfax county code.
4. Pet owners shall be responsible for immediate clean-up and proper disposal of pets 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 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 to any common area.

7. Pet owners shall be responsible for any and all costs incurred in the repair of damages to the common areas caused by their pet(s).

8. Residents should report any violations of items 2, 3, or 5 to Fairfax County Animal Control (385-7924), and violation of item 4 to the Fairfax County Health Department (246-7100).

9. Any other violations should be reported, in writing, to Newgate Management Corporation, P.O. Box 1117, Centreville, Virginia 22020, with specific information as to name and address of violator, time and date of violation, nature of violation, and description of pet.

Antennas

Exterior antennas and satellite dishes are prohibited.

Dog Houses and Runs

Dog houses must be compatible with the applicant's house in color and material or match a natural wood fence and must be located where they will be visually unobtrusive. In addition, they must be in the rear yard. The same criteria apply to dog houses as to storage sheds.

Exterior Decorative Objects

Exterior decorative objects such as bird baths, wagon wheels, trellis, sculptures, fountains, pools, stumps, driftwood piles, and free-standing poles of all types are prohibited in front yard.

Exterior Painting

Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing, and other appurtenant structures. Changes of exterior color should relate to the

colors of the houses in the immediate area. Repainting or staining a specific object to match its original color need not be submitted.

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.

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Barbecue Grills

Plans for permanent barbecue grills must be submitted to the ARB for approval. They should be placed in the rear of the house and as far as practical from adjacent property lines. Portable grills used on decks should be positioned as far from the house as possible.

Exterior Unit Air Conditioners

Air conditioning units extending from windows are prohibited.

Exterior ground units may be added to or relocated only when they do not interfere visually with neighbors. Exterior ground units shall be oriented so as not to discharge hot air onto neighbors' property.

Clotheslines

Clotheslines are prohibited.

Gutters and Downspouts

Gutters and downspouts must match those existing in color and design and must not adversely affect drainage on adjacent properties.

Mailboxes

Mailboxes are a functional necessity, not a decorative item. Mailboxes must be located so as not to obstruct sidewalks or sight lines in accordance with postal regulations, and

must conform to the original design. No application required.

Firewood

Firewood shall be kept neatly stacked, located in rear yard of residence, and must be kept within your lot. Under no circumstances is firewood to be stacked in a common area. Piles larger than two cords require approval. Piles longer than 8' should be 2 rows deep minimum. Piles must not exceed 4' 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 impact.

Real Estate Sales/Rent Signs

Real Estate signs must meet County regulations with respect to size, content and removal. Signs may only be placed in the front yard of the property available. All signs must be removed 72 hours after contract acceptance.

Solar Panels

Solar panels are permitted, but must be approved by ARB.

In-Home Business

Fairfax County 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 customer-oriented businesses are not allowed.

For non-customer-oriented businesses, the following special requirements must be met:

- 1) Permit obtained from Fairfax County.
- 2) Copy of Permit on file with the Association's office No sign or other advertising device of any nature shall be placed on any lot.
- 3) No exterior storage of business-related materials will be allowed.

Storage of Boats, Trailers, Campers, Mobile Homes or Recreational Vehicles

Specific rules and regulations regarding vehicles have been adopted by the Home Owners Association.

1. 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 Gate Post Estates II.

2. Vehicles parked on Gate Post Estates II property must display current State license plates, inspection sticker, and a current registration sticker (except Military personnel who are exempt from the requirements to display Virginia license plates and a Virginia inspection sticker on vehicles if they display current home State license plates). 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 action shall be coordinated with the Fairfax County Police Department in accordance with the applicable requirements of the Code of Virginia as amended.

3. All vehicles parked on common areas (streets, pipestems) must be maintained in an acceptable state of repair to meet the following conditions:

a. Powered vehicles must be maintained in an operational condition.

4. Minor repairs begun on vehicles by an owner or his assigned agent, while on any common area, must be completed within 48 hours from the starting time of the repair. Major repairs (including but not limited to engine transmission, rear end overhaul) are prohibited.

5. Dumping, disposal of leaks of oil, grease, or any other chemical, residual substances, or any substance of particles from holding tanks of vehicles of any type (as a result of the repair, maintenance, or carelessness) is not permitted. Disposal must conform to environmental regulations.

6. The dumping of motor oil and other petroleum products into storm sewers is a direct violation of the State Water Control Law and may lead to civil penalties and clean-up costs for the responsible person(s).

7. Parking of commercial vehicles (including but not limited to commercial vans, trucks, taxicabs, buses, cars with commercial lettering, etc.), campers, trailers, boats, etc. is prohibited in Gate Post Estates II, unless parked in an enclosed garage.

8. The Board of Directors shall be empowered to have vehicles which are in violation of Items 1, 2, 3, 4 & 7 and any vehicles as defined in the Code of Virginia, as amended, removed from the common areas, at the risk and expense, provided proper notification has been given to the owner.

All of the above rules and regulations will be strictly enforced, and towing will be at the owner's expense.

IN GENERAL

Attached for your convenience are Request for Change of Addition Forms.

Additionally, we have attached Article VI of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements as adopted by the Gate Post Estates II Homeowners Association.

REQUEST FOR MODIFICATION OR ADDITION

OWNERS' NAME:
DAYTIME PHONE:
HOME ADDRESS:

EVENING PHONE:
LOT #: __, Section __

DESCRIPTION OF MODIFICATION OR ADDITION REQUESTED

Please describe in clear and concise language the modification or addition that

you which to make to your dwelling or grounds. A diagram, sketch or picture must be attached to this request. If more space is required, please use a separate sheet.

I acknowledge and agree that I will be solely liable for any claims, including without limitation, claims for property damage or personal injury, which result from the request change or addition. I hereby indemnify the ARB of the Second Gate Post Estates home Owners Association from and against any and all applicable codes and ordinances with regard to obtaining all necessary permits and inspection for the requested modification or addition. I also accept full responsibility for the maintenance, repair and up keep of said modification or addition.

Date:

Signature of Owner:

ACTION BY THE ARCHITECTURAL REVIEW BOARD

Approved as requested.

Approved subject to the following conditions/modifications:

Disapproved for the following reasons:

Copy returned to Owner on _____
Date

Signature of ARB