

Pinewood Greens Homeowners Association

Rules and Regulations for Use of Playgrounds and Common Property

Effective August 1, 2013

What everyone notices first about Pinewood Greens is the amazing amount of green space and abundance of trees not found in most town house communities.

Our commons are ample, with plenty of space for Saturday afternoon football games, and room for kids (and maybe adults) to work off some energy.

The rules below are written so that our commons will be great fun (and the beauty preserved) for everyone.

The Board of Directors is charged with the responsibility of setting forth rules for the use of all common grounds and property. It is absolutely essential that you read these rules and share them with you children and others in your home.

If any resident (including homeowners, other residents of the home, tenants, and guests) fails to comply with any of these rules, the owner of the home must repair/restore the common property to its original condition or pay for the restitution at the expense of the homeowner. The Association may also call a hearing to suspend privileges (including use of the pool) per the Pinewood Greens Suspension Hearing Policy.

1. Trash and Recycling Removal

- a. Trash, trash bags, recycling bins, and garbage containers shall remain out of sight and within privacy fence lines until the evening prior to trash pick-up. Trash and recyclables must not be placed on the curb before 7:00 p.m. on the day before trash pick-up. Trash containers and recycling bins must be retrieved from the curb by 10:00 p.m. on the day of pick-up.
- b. Trash containers/recycling bins left on the curb later than noon on the day after pick-up are subject to removal by the Association. These containers will be retained at the Association office for a maximum of 5 days and then taken away for disposal/recycling.
- c. If animals tear into a garbage bag while deposited on the commons or recyclables are scattered on the commons, it is the responsibility of the resident to clean the mess. Residents are strongly encouraged to use sturdy garbage bags or cans with functioning lids to place garbage on the curb. Residents are strongly encouraged to secure recyclable papers, newspapers, and other items to prevent recyclables from being scattered by animals or the wind.
- d. The attached Pinewood Greens Garbage Grid is part of the Rules for the Use of the Common Property and must be followed by each homeowner/resident/tenant.
- e. Keep an eye on your garbage/recyclables after you deposit them on the curb. Keeping the common grounds clean is the responsibility of everyone who lives in the community.
- f. Each owner/landlord is responsible for discussing proper times for depositing garbage on the curb with their tenants or other residents in the home. Landlords should call the Association office when their new tenant takes residence in a Pinewood Greens home. The Association office will be happy to provide a Welcome

letter, the Pinewood Greens Garbage Grid, and other information needed by a new resident/tenant in the community.

2. Enforcement Procedures for Trash and Recycling Violations

- a. Any owner or the landlord of any tenants who do not comply with the above times for putting garbage or any of the above garbage rules on the curb may be sent a violation letter. The owner of the home is responsible for actions of any tenants or other residents in the home.
- b. For violations of trash and recycling rules, one violation warning letter will be sent to the owner. If the home is rented the violation letter will be sent to the address on record for the owner as well as to the street address of the home. For repeated violation of trash and recycling rules the second letter notice may include a hearing letter to summon the owner in accordance with the requirements of the Pinewood Greens Suspension Hearing Policy for the purposes of suspension of privileges.

3. Pets

- a. All Fairfax County pet laws (including leash laws and pooper scooper laws) are enforced by Fairfax County police/Animal Control officers on Pinewood Greens common property. Dogs must be on leashes. Residents who walk pets are required to have them under control at all times to comply with Fairfax County laws.
- b. Residents must never bring animals onto the mulched playground areas bordered by timbers.
- c. Pet owners must clean up after their pets immediately. Pet poop may not be deposited in the litter can on the Hogan Court playground. The Hogan Court can may only be used to deposit litter (never for household garbage, garbage from cleaning out cars, or pet poop).
- d. Any resident who observes a pet owner violating Fairfax County pet laws (including leash laws and pooper scooper laws) should call Fairfax County Animal Control immediately 703-691-2131.

4. Sports Activity/Play on Commons

- a. Sports activity or play on the common areas and playgrounds (for example football and volleyball) may begin no earlier than 9 a.m. and must end by 9 p.m. Organized team field sports are not allowed on playgrounds and common areas.

5. Recreational Devices

- a. No resident may set up permanent recreational devices (for example volleyball nets, soccer nets, basketball equipment, children's slides or similar toys) on any of the common areas or playgrounds.
- b. Residents may set up these devices temporarily but must remove them when not actively in use.
- c. An adult resident must remain within line of sight of the recreational device during the entire time the equipment is set up on the common grounds.
- d. If the equipment remains on the common grounds when not actively in use and supervised by an adult, the Association may confiscate the equipment without prior warning. The equipment will be held at the Association office for up to 7 days and then discarded.

6. Storage on Common Grounds

- a. The common grounds **cannot be used as a storage area**. No toys, bikes, garden equipment, garbage cans, recycling bins, empty flower pots, construction debris, furniture, or any other personal or household items may be left unattended or stored on the playgrounds, sidewalks, roadways, outside the privacy fence lines, or on other common areas.
- b. These items are subject to removal and disposal without prior warning by the Association.

7. Motorized Vehicles

- a. No motorcycles, cars, motorized mini-bikes, dirt bikes, ATVs or other motorized vehicles may be operated or parked on the grassy common grounds, asphalt paths, or the sidewalks.
- b. Pinewood Greens Homeowners Association Common Property Parking Regulations sets forth rules for parking on common property parking lots and streets.
- c. Hyson Lane and Snead Lane are owned and maintained by the Commonwealth of Virginia. Violation of state laws should be reported to Fairfax County Police (911 for emergencies) or (703-691-2131 for non-emergencies).

8. Planting and Landscaping Work on the Commons

- a. Any landscaping work or planting on the common grounds must be approved in advance by the Maintenance Committee. No landscaping work, planting, or other alterations to the commons is allowed without prior written permission from the Maintenance Committee.
- b. We welcome donations of new trees, flowers, bulbs, shrubs and other plants for planting on the commons. Please contact the Association office to arrange these donations.

9. Common Ground Tree Removal or Pruning

- a. No homeowner/resident/tenant (or their contractor) may ever remove a tree on the common grounds or prune any tree on the common grounds without prior written permission from the Maintenance Committee.
- b. This is a serious offense as we value all trees in Pinewood Greens.
- c. The homeowner/resident/tenant may be subject to pay for restitution of the damaged/removed tree as described in Section 14 below.

10. Damage to Common Grounds

- a. Any damage to common areas (for example, grassy areas, sidewalks, asphalt paths, streets) must be repaired within 2 weeks unless other arrangements are made with the Association office regarding the deadline for remedy of damage.
- b. The homeowner/resident/tenant may be subject to pay for restitution of the damaged common grounds as described in Section 14 below.

11. Downed Private Tree Branches on Commons

- a. Any branches that fall from private trees onto common areas must be removed immediately and disposed of properly and in accordance with Fairfax County laws and the Pinewood Greens Homeowners Association published Garbage Grid.
- b. No owner/resident/tenant may use common or perimeter areas to dispose of downed branches.
- c. The owner may be subject to pay for removal of the downed private branches as well as action described in Section 14 below.

12. Creek/Gabion Ditch

- a. The creek/gabion ditch at the end of Trevino Lane is the property of Fairfax County and part of the county's watershed management system.
- b. Fairfax County prohibits dumping anything into the gabion ditch. Violators may be reported to Fairfax County for legal action by Fairfax County.

13. Sump Pump Discharge

- a. No sump pump may be installed under the front common sidewalk. No sump pump may expel water onto a common sidewalk, asphalt path, or commonly owned parking lot or street.
- b. Any sump pump expelling water from the side or rear of a home that causes standing water or erosion is a violation of these rules. The owner will be required to remove/relocate/reconfigure the discharge pipe to prevent standing water/erosion on the common grounds.

14. Enforcement Procedures for Homeowners and Tenants (if any)

- a. If any owner, other resident of the home, or tenant violates any of the above rules, a warning violation letter will be sent to the address on record for the owner and tenant (if any).
- b. The owner may also be called to a hearing per the Pinewood Greens Suspension Hearing Policy for the purpose of suspending privileges (including use of the pool).

It is essential that owners inform all family members, other residents of the home, and all tenants of the Pinewood Greens Rules for the Use of Playgrounds and Common Property.