

COLESON CLUSTER ASSOCIATION REGULATIONS

The Regulations of the Association, as included here, are based upon the Protective Covenants (Deed of Dedication) as established on 20 December 1984 by the Reston Home Owners Association (since renamed the Reston Association), and as pertain specifically to Article VII of this document. The intent of these Regulations is to ensure that the provisions of Section VII.2, Cluster Common Area, are properly publicized and implemented. The following provisions of Section VII.2 are cited here for these purposes.

ARTICLE VII Clusters

Section VII.2. (b) - Right of Enjoyment - Every Cluster member shall have the right of enjoyment of the Cluster Common Area, and may delegate such right to members of his/her family, tenants or guests, subject to the following:

- (1) The right of the Cluster Association Board of Directors, after Notice and hearing, to establish reasonable rules of use, including parking rules. Such board periodically shall publicize such rules as may be in effect.
- (2) The right of the Cluster Association Board of Directors to establish reasonable charge for the use of carports, parking, storage or other facilities on Cluster Common Area.
- (3) The right of the Cluster Association Board of Directors to exchange Cluster Common Area with the Association, provided such area shall remain open space, as identified in the Fairfax County Zoning Ordinances, and subject to the approval of a majority vote of the Owners of property within the Cluster.
- (4) The right of the Cluster Association Board of Directors to grant easements or right of access over the Cluster Common Area.

The Coleson Cluster Regulations that follow, and/or that may be established in the future, are intended to support and work in consonance with the Protective Covenants as established by the Reston Association, as outlined above - and as further outlined in this document.

The User's Guide of the Governing Documents of The Reston Association, which includes its Protective Covenants, Articles Of Incorporation, and By-Laws of the Association, may be obtained from the Reston Association Office, 1930 Isaac Newton Square, Reston, VA.

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(Revised -19 May 1986) (Paragraph II. a) - Revised 7 June 1999)

I. CARPORT ASSIGNMENTS

- a) The carports are the property of the Coleson Cluster Association and are assigned for use by townhouse owners or, in the case of a rental situation, the renter occupant.
- b) Townhouse owners or renter occupants shall not rent or otherwise assign use of carport to any other person, without written permission of the Board of Directors, Coleson Cluster Association.

II. CARPORT REGULATIONS

- a) Carport use is limited to vehicle parking, placement of covered, plastic trash cans, and overhead storage for extension ladders, in accordance with the design approved by the Coleson Cluster Association's Board of Directors.
- b) No modifications or additions to the carports are permitted without written permission of the Board of Directors, Coleson Cluster Association.
- c) Major repair of vehicles on Coleson Cluster property is prohibited. Questions regarding what constitutes a "major repair" should be referred to the Board of Directors, Coleson Cluster Association.

III. GENERAL REGULATIONS

- a) The Fairfax County leash law will be enforced in Coleson Cluster.
- b) No soliciting is permitted within Coleson Cluster.
- c) Reston Association regulations are supported by the Coleson Cluster Association

IV. MOTOR VEHICLE OPERATION WITHIN COLESON CLUSTER

- a) Vehicles brought on Coleson Cluster property must possess a current and valid registration with appropriate insurance and inspection.
- b) Vehicles shall be parked in appropriate areas. This includes street parking spaces and carports only.
- c) Storage of unregistered vehicles is forbidden without written approval of the Board of Directors, Coleson Cluster Association.
- d) The speed limit in the Cluster is 15 miles per hour.
- e) All Fairfax County and State of Virginia motor vehicle regulations shall be observed within Coleson Cluster.
- f) Commercial vehicle access to Coleson Cluster is limited to delivery of goods and services. Routine parking of commercial vehicle on cluster property is prohibited without written approval of the Board of Directors, Coleson Cluster Association.

V. USE OF CLUSTER COMMON AREAS

- a) Cluster residents and their guests are free to enter and use the open spaces and other facilities owned by the Coleson Cluster Association.
- b) Use of cluster open space for events or parties must have prior written approval by the Board of Directors, Coleson Cluster Association.
- c) Modification of cluster common area landscape must have prior written approval by the Board of Directors, Coleson Cluster Association.

VI. REGARDING ANIMALS

- a) All rules and regulations applicable in Fairfax County regarding animals will be applicable in Coleson Cluster common areas.