

Arbor Glen Cluster Association

Rules & Regulations

Updated January 2024 v1

This document is intended to provide you with a quick reference to important information about the Arbor Glen Cluster, a community of excellence in Reston, Virginia. It contains basic information about the Cluster's governance structure, the services provided, and the responsibilities of the homeowners and tenants that are integral for living in a townhouse community.

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1.0 Introduction

Welcome to Arbor Glen Cluster Association located in beautiful Reston, Virginia. The Arbor Glen Cluster Board of Directors, hereafter referred to as the “Board,” strives to make Arbor Glen one of the premier communities in Reston. It takes great pride in creating a safe environment for its residents while maintaining the beauty of our neighborhood with the natural surroundings. The Board maintains a website that residents can have access to for up-to-date information and documents on the Association, such as Board members, architectural guidelines, community activities, other resources and more.

This document provides you with a reference for important information about the Arbor Glen Cluster. It contains basic information about the Cluster’s governance structure, policies, the services provided, and the responsibilities of the homeowners and tenants that are integral to living in a townhouse community. This document is periodically updated and made available on the website. It is also included in the Arbor Glen Cluster Disclosure Packet when a property is sold. If you have any questions about the community, please contact a member of the Board by email or mail the Board at Arbor Glen Cluster Association, PO Box 723, Herndon, VA 20172-0723.

Please note that this document is not intended to replace the Covenants of Reston Association or the Cluster’s Bylaws or other State/County regulations. Should a conflict arise between this document and the Covenants or Bylaws, the applicable Covenants or Bylaws take precedence.

1.1 History

The Cluster, built by Miller & Smith between 1986 and 1988, is located less than 2 miles north of Reston Town Center. Our small community of 44 townhouses is nestled in a wooded area convenient to the North Point Village Center, two pools, soccer fields, Armstrong Elementary, bus transportation (to the Wiehle-Reston East Metro Station, Town Center, etc), a network of hiking trails, and more. Access to the community is via a one-way loop, Arbor Glen Way, along which the townhouses are arranged. The addresses consist of odd numbers 11701 to 11775 and even numbers 11752 to 11762 located around the loop. The townhouses are arranged in groups of four to six in a “Z” style (staggered) row, offering more privacy but making property boundaries sometimes confusing. In addition to the townhouses, there are common grounds. This includes Cluster land adjoining homeowners’ property and the private road, all of which is owned and maintained by the Association.

1.2 Association Membership

All owners of the Cluster’s townhouses are members of the Association, both those who reside in the townhouses and those who do not. All members are encouraged to take an active role in the Association’s activities, as we are a self-governing body. While those residents who are not owners and instead rent their townhouses are not formal members of the Association, they, too, are encouraged to participate in community activities.

1.3 Common Courtesies

All of us who live here recognize that, while townhouse living has some wonderful advantages it also means sharing space. Therefore, it is important that we all be good neighbors. By observing the following common courtesies, will help to make Arbor Glen a community that is safe, beautiful, and relaxing place to live.

- Road Safety is number ONE – Arbor Glen Way is ONE WAY except for the entrance, which is two-way. Due to the numerous complaints of homeowners driving too fast and a very close encounter of vehicle/pedestrian, the Board has reduced the SPEED LIMIT to 10 MPH. Rather than the alternative of a SLOW DOWN structural impediment. **Please slow down** we have families with small children, people walking through our neighborhood with children and pets, and residents out walking too.

- Help make our neighborhood visible at night – please make sure your lamppost lights are working. It helps to brighten up our neighborhood at night.
- Share Arbor Glen limited parking spaces – if you own two vehicles at least one should be parked in your drive and/or garage to enable parking for visitors. Remember the road and parking areas are common property of the Association's. (Refer to parking rules, p.19)
- Keep AG beautiful – do not be a litterbug – please secure your trash and recycle to prevent it from littering the community and remember to clean up after pets and properly dispose of doggie bags.

2.0 Governance

The Arbor Glen Cluster Association, hereafter will be referred to as the 'Association', is a Virginia non-stock corporation formed on May 29, 1986, via its Articles of Incorporation. The Board of Directors manages Association activities and operates under the Association's Articles of Incorporation and its Bylaws.

2.1 Board of Directors

Homeowners elect Directors to oversee the maintenance and financial needs of the Association. Elections are held every year at the annual Association meeting held during May/June to fill open positions on the Board. Each Board member is elected for a three-year term with varying beginning and end dates to ensure continuity of knowledge from one year to the next.

The Board of Directors elects the required positions of President, Treasurer, and Secretary. Each member has responsibility for its common elements as well as the management and operation of the Association's business affairs. All Directors are volunteers and must legally own property in Arbor Glen to serve on the Board.

The Board's role includes:

- Enforce the governing documents.
- Establish sound fiscal policies and maintain accurate records.
- Develop a workable budget, keeping in mind the needs, requirements, and expectations of the community.
- Establish reserve funds.
- Act on budget items and determine assessment rates.
- Collect assessments.
- Establish and publicize rules/policies and take appropriate action to enforce them.
- Authorize legal action against owners who do not comply with Association policy.
- Review, update, and amend bylaws as necessary for Board and membership approval.
- Appoint committees and delegate authority to them.
- Select an attorney, an auditor, insurance agent and other professionals for the association.
- Provide adequate insurance coverage, as required by local governmental agencies.
- Inform board members of all business items that require their vote.
- Inform members of important board decisions and transactions.
- See that the association is protected for the acts of all parties with fiscal responsibilities.
- Attend and participate at meetings, conferences, and design reviews.
- Enter contracts to provide services to the community or make capital improvements.

The Board can always use help. If you are interested in participating in a Board role or otherwise volunteering to support the community, please contact Cluster President. Serving as a board member can be a valuable and rewarding experience – it is an opportunity to meet and work with neighbors to protect and enhance our community.

2.2 Meetings

2.2.1 Board Meetings

The Board holds monthly meetings throughout the year. All meetings are open to residents and homeowners. If you plan to attend a meeting, please contact the Board Secretary in advance to provide your agenda items so the Board can be prepared to address and will confirm the meeting date, time, and location. Meeting date and place can change due to unexpected events and or emergencies.

2.2.2 Annual Meetings

The Board will notify homeowners via email (on record with Association) about the annual meeting. Information about the meeting will also be posted on the Association's website and a sign announcing the date and location will be placed near the entrance to Arbor Glen. The Board may also notify homeowners via regular mail or email.

At this meeting, the Board reviews the past year's accomplishments, presents a proposed budget for the coming fiscal year, and discusses plans for Arbor Glen. The Board also accepts nominations for available positions (3-year term) and holds its annual election for board membership at the annual meeting. Please note that while all tenants are welcome to attend the meeting, only homeowners (one per household) may vote.

The meeting is informal, so it provides an excellent opportunity to meet your neighbors and members of the Board. It also allows homeowners the chance to raise concerns, ask questions, volunteer for special tasks, and make suggestions regarding the community.

2.3 Financial Management

2.3.1 Cluster Dues

The Arbor Glen Cluster Association is a non-profit, self-financed organization. The fiscal year for the Association runs from July 1 to June 30.

The Board is authorized by law to enforce rules and restrictions and to collect mandatory assessments to pay for maintenance and improvements to common property. Cluster expenses include categories such as:

- Annual administrative expenses – costs for postage, attorney, insurance, PO box, office supplies, etc.
- Annual landscaping & grounds maintenance – costs of routine litter clean-up and other necessary grounds maintenance
- Annual service contracts – cost of lawn and grounds care, trash and recycling collection, and snow removal
- Capital improvements to common property – these are scheduled expenses for maintenance of street, paths, sidewalks, mailboxes, and retaining walls; drainage/erosion; landscaping; and tree care.

The Board periodically adjusts the Association dues based on annual operating expenses and planned capital expenses identified in the 15-year Plan.

In early June the annual statement of dues is mailed to all homeowners. Homeowners have the option of making a one-time annual payment at the beginning of the year or making quarterly payments that are due July 1, October 1, January 1, and April 1. A homeowner's account must be current (in good standing) prior to paying their annual dues quarterly. The Association does not mail out quarterly billing statements, *it is the homeowner's responsibility for paying their assessments on time.*

Checks should be made payable to: Arbor Glen Cluster Association and mailed to Arbor Glen Cluster Association, PO Box 723, Herndon, VA 20172-0723.

The prompt payment of dues by all homeowners is critical to the financial health of the Association. We rely on these dues to pay the Association's monthly bills for maintaining the grounds and providing services each homeowner receives as part of the community. Refer to the Association's website for Policy Resolution No. 17-01, Procedures relative to Delinquency and Collection of Assessments. The Association has established the following late fee policy:

Assessments not received within fifteen (15) days of the applicable due date (July 1, October 1, January 1, and April 1) are delinquent and shall be subject to a late fee of twenty-five dollars (\$25.00). If payment has not been received before the end of the month, an additional twenty-five (\$25.00) will be charged. Twenty-five dollars (\$25.00) will continue to be charged for each subsequent month until the account is paid for in full. This also applies to any partial payment of assessments.

2.3.2 Funds and Budgets

The Board maintains the following funds:

- Annual Operating Fund – provides for normal annual expenses such as lawn care, trash removal, and snow removal.
- Capital Expenditure Fund – provides for capital expenditures of common areas such as street repaving, tree care, retaining wall maintenance, and erosion projects.
- Reserves – provides for funding capital expenditures and unexpected emergencies such as major storm events.

2.3.3 Fifteen-Year Plan for Income/Expenses and Capital Expenditures

In early 2003, and in accordance with Reston Association guidelines, the Arbor Glen Board of Directors developed a 15-Year Income/Expense and Capital Expenditure Plan.

The Board updates this plan annually to reflect actual income/expenses and capital expenditures necessary to maintain common infrastructure, such as road, retaining walls, trees, etc. of the Cluster.

2.3.4 Financial Statements

The Board maintains a standard set of financial statements including Income and Expense (Budget vs. Actual) Statements, a detailed listing of income and expenses for each month, and the current account funding levels. These financial statements are reviewed by the Board and maintained as a permanent record by the Treasurer for filing Federal and state taxes, state corporation document, and the annual report with the State Department of Professional and Occupational Regulation for the Association's license.

The Treasurer also provides a year-to-date summary of the Association's finances at the Annual Meeting. All financial statements are available to homeowners upon request.

2.4 Governing Documents

2.4.1 Articles of Incorporation

The Articles of Incorporation ("Articles") organize and establish the non-stock corporation for Arbor Glen Cluster Association referred to as, a common interest community association. To form a corporation in Virginia, Articles are filed with the State Corporation Commission. In general, the Articles provide information on the purpose of the association and identify the members and board of directors.

2.4.2 Bylaws

The Bylaws set forth procedures for operating the association and the power and duties of the board. The Bylaws will include specific provisions addressing board of director meeting procedures, member (lot owner) meetings, voting requirements, elections of officers and directors,

budget process, establish the process for assessments and may address maintenance responsibilities.

2.4.3 Rules & Regulations

Rules and Regulations and Resolutions establish rules and procedures for Arbor Glen Cluster Association. The Board reviews and updates the Arbor Glen Cluster – Rules, Regulations periodically. This document provides Arbor Glen homeowners and tenants with information about the Association, the services it provides, and the rules, regulations, and policies that are integral for living in a townhouse community.

2.4.4 Resolutions

Resolutions are adopted by the Board to clarify policies and/or address an issue encountered by the Association. The issue being addressed is within the rule-making authority of the board, such as the Association’s collection policy or covenant enforcement policy.

2.5. Community Notices

There are times when the Board may need to communicate with all the residents of the community. During these times a Notice may be sent email and/or posted to the homeowner’s front door providing residents important information relative to the community. Notices can include information regarding road maintenance; parking; tree pruning; snow removal; or other critical information concerning the community.

2.6 Social Functions

The Board or other residents may plan a Cluster-wide social event. The Board will send out an email for events it plans and assist homeowners with the social events they plan for the community. Suggestions and volunteers to coordinate a community event are welcomed and encouraged. Please contact Board President.

2.7 Neighborhood Watch

Arbor Glen supports a “Neighborhood Watch” philosophy, and a sign is posted at the entrance. Residents are encouraged to keep an eye on the neighborhood and report suspicious activity. By being a “curious neighbor,” you can help keep our community safe for everyone.

Please report suspicious activity to Fairfax County Police. The non-emergency number is 703-691-2131. For life- or property-threatening concerns, call 911.

2.8 Selling or Renting Your Home?

When selling or renting your home in Arbor Glen Cluster, please keep in mind the following:

Notification – Homeowners are required to notify the Board in writing within two weeks of any of the following events:

- Sale or transfer of property ownership – the new home
- Change of homeowner’s mailing address, email, phone number, and/or emergency contact information
- Lease of property -- provide name(s), phone numbers, email, and/or other emergency contact information for all tenants leasing property.

Signs - Any sign displayed within Arbor Glen Cluster must meet Reston Association guidelines for placement as defined on the www.reston.org website (Cluster Property Guidelines). Additionally, the Board must approve the placement of any sign referencing the community on Lake Newport Road or elsewhere outside the community.

Resale Certificate – When selling your house, Virginia law requires you to obtain a Resale Certificate that provides all documents pertaining to the sale of your property in Arbor Glen Cluster Association. You must also obtain a resale certificate from Reston Association. The resale certificate must be purchased by the homeowner or their authorized real estate agent. The fees for the resale certificate are charged in accordance with the Virginia Resale Disclosure Act, § 55.1-2316. Fees are as follows: \$211.96 for preparation and delivery in paper form of \$176.64 in digital/electronic form. There are additional fees to expedite, additional copies, and update resale certificate. Please allow 14 days from receipt of payment to receive the disclosure packet from the Association for your property (by law the Association has 14 days from receipt of payment to complete the resale certificate). Please contact Reston Association (RA) for the RA Resale Certificate.

Lease and tenant Information – Homeowners renting their property must provide the Board with a copy of the lease and the name(s), phone numbers, email addresses, and other emergency contact information for all tenants. It is the homeowner's responsibility for making sure tenants are aware of all rules, regulations, and policies of Arbor Glen Cluster Association. In August 2021, the Board adopted Policy Resolution 21-01 to establish guidelines for the leasing of property in Arbor Glen. This establishes a tenant/occupant registration form to be submitted to the Association's BOD.

Compliance of Cluster architectural standards – Your house must be compliant with the architectural standards for the Cluster. This includes but not limited to operating outside lights; exterior siding/trim, shutters and doors must be stained/painted as appropriate (must be approved Cluster color palette), rotten boards replaced, roof shingles compliant, fencing straight and missing or rotten board replaced, approved doors/windows, yard and shrubs maintained, etc.

3.0 Architectural Standards

3.1 Architectural Integrity

All homes and communities within Reston are subject to strict rules ensuring architectural integrity within communities and across Reston. Homeowners may not make any exterior changes to their property without prior approval of the Board, notification of neighboring properties, and submission request to the Reston Design Review Board (DRB) for approval. In some cases, changes may also require Fairfax County approval.

Typical changes requiring prior approval include adding or modifying the exterior of your townhouse for things, such as decks, patios, awnings, canopies, doors, floodlights, extensive landscaping as well as replacement windows, and light fixtures.

Changes to the exterior colors of homes or to any architectural standards for the Cluster will not be approved unless it is an approved change for the entire community.

3.2 Reston Association - Design Review Board (DRB)

To request any external change to your home, you will need to complete the Reston Association's Design Review Board (DRB) request form.

You may obtain more information and download the necessary paperwork from www.Reston.org or you may contact the Reston Association's main office:

Reston Association
12001 Sunrise Valley Drive
Reston, VA 20191
703-435-6530

As a rule, you will need the signature of each of your immediate neighbors and at least one Board member before submitting a request for an architectural change. The Reston Association has the authority to place a Notice of Violation among the land records of Fairfax County for any architectural or maintenance and use violations, which must be corrected prior to the sale of any home not in compliance. The Reston Association also has the authority to require the homeowner to restore the property to its original condition, at the owner's expense, for changes made without proper documented approval.

3.3 Cluster Specifications

Like all other clusters in Reston, Arbor Glen has specific architectural requirements to which homeowners must adhere.

3.3.1 Storm Doors

Storm doors installed in Arbor Glen must be the "full-view" type with either the full-sized panel of glass/screen (e.g., Andersen 4000 or 3000 Series Fullview) or the self-storing type with a slide away insect screen (e.g., Andersen 3000 Self-storing with SlideAway screen). This applies to both front and rear doors. Additionally, the frames of the storm doors must be white.

3.3.2 Lamp Fixtures and Bulbs

Homeowners are responsible to maintain the lamppost on his/her property in good condition and replace non-working bulbs expeditiously. The lamppost must have a photo sensor to turn the lamp on at night and may not have crossbars. Note that some end-units do not have a lamppost.

In August 2022, RA approved our request for new front light fixtures located at the front door, on the garage, and on the lamppost. All homeowners are required to bring their front light fixtures into

compliance with standards by August 31, 2024 per RA approval. If your lamppost is not compliant it will need to be replaced when installing new fixtures. If your lamppost is leaning, dented, faded, had crossbars (only know of one post in community), etc., it will not meet RA final inspection for compliance with Arbor Glen standards.

Front Light Fixtures

Light Bulbs for Front Exteriors Light Fixtures

Vintage Edison bulbs -

- **40W LED,**
- **clear glass,**
- **warm/soft white**
- **Not to exceed 2700 lumens**

Lighting throughout the community does make a huge difference aesthetically and environmentally, so having consistency in the bulbs is important.



House Fixture (next to front door and front of garage):

Manufacturer – MAXIM Lighting
Model number – 3173CLBK
Finish – Black
Clear Glass



Lamp Post Fixture:

Manufacturer – MAXIM Lighting
Model number – 3171CLBK
Finish – Black
Clear Glass



Rear Light Fixtures

Currently the back light fixtures are the original globe type. The Board is in the process of looking for a new light fixture with more of a downward less glaring light.

3.3.3 Roof Shingles

On January 14, 2020, Reston Association DRB approved our request to upgrade the roof shingle architectural standard for Arbor Glen Cluster. The approved shingles are by CertainTeed the Landmark Pro Shingle in Max Def Heather Blend. These shingles provide better durability, a 15-year algae resistance, and a more dramatic appearance with depth of color.

No other brand of shingle or color can be used on Arbor Glen townhouses without prior approval of Arbor Glen Board of Directors and Reston Association DRB.

3.3.4 Decks and Patios

Homeowners planning to add or modify a deck or patio will need approval from Arbor Glen Cluster Association and Reston Association to ensure it meets architectural standards. Deck rebuilds will most likely require a Fairfax County permit for decks.

In keeping with the natural beauty of the area, the Association has obtained Reston Association approval for the use of light- to medium-brown transparent and semi-transparent stains for decks.

MANUFACTURER/ PRODUCT	TRANSPARENCY	COLOR
Any Clear Waterproofing Sealant	Clear	Clear
Any Manufacturer of Wood Weatherproofing	Clear, Toner, Transparent, or Semi-Transparent	Must provide an overall natural wood tone in the light to medium brown color range. <u>NOTE: Gray, blue, green, redwood, etc. are not approved.</u>

Homeowners should use caution: Repeat applications can result in color saturation that may be too dark to meet cluster standards. Allowing decks to weather naturally is still approved. Painting decks in any color is still not approved. When staining a deck, all surfaces, adjoining rails, and support structures must be finished in the same, consistent color. **Do apply more than one coat of stain and do not spray.**

3.3.5 Driveways

Changes to the design, color, and materials used in driveways are not permitted without approval of the Association and Reston DRB.

3.3.6 House Exterior Painting/Staining

Homeowners are responsible for maintaining the exterior of their homes to meet the architectural standards for Arbor Glen Cluster. This includes routine repair/replacement of rotten wood and the painting/staining of siding, trim, fences, shutters, and doors, including garage door. Any house cited for showing signs of deterioration, such as: rotten siding, trim, decking, or fencing; missing boards (siding, trim, decking, or fencing); fading color compared to other houses in the row; or incorrect paint/stain colors, must be corrected within a reasonable period. The homeowner should notify the Board in writing when work will be complete. This will maintain the value and appeal of our neighborhood.

Colors used for exterior siding, trim and/or doors are part of the **architectural standards** for the community and may NOT be changed without Board and Reston Association DRB approval. Trim may be covered in white PVC-coated materials as specified below.

The following table identifies the Cluster’s architectural color requirements. While the Board encourages homeowners to use the manufacturer shown, the minimum requirement is to exactly match the color of the stated manufacturer. The exterior paint and/or stain **MUST** be applied with a brush and/or roller; it **CANNOT be SPRAYED on siding.**

Arbor Glen Cluster - Exterior Colors

Area	Type	Color
Cedar Siding and Fences	Olympic Solid Latex Stain	Chamois (Tan) Beachwood (Green)
Front Doors, Garage Doors and Shutters	Benjamin Moore (<i>latex: Regal Exterior low luster paint</i>)	Hamilton Blue HC191 Cottage Red HC184 Tarrytown Green HC134
Trim	Benjamin Moore (<i>latex: Latex House & Trim Paint 096</i>)	Brilliant White #01

Latex paint is recommended. It is best to check with a Board member on house colors before you paint the exterior of your home. Paint products constantly change.

3.3.7 Cluster-Approved Trim Replacement Material

The Board received approval from the Reston Association DRB for a non-wood PVC replacement material and a PVC-coated trim cladding material for trims as specified in the following table:

Arbor Glen Cluster – Replacement Trim and Cladding Material

Existing	Approved Replacement
Wood Trim Painted with Benjamin Moore – Brilliant White (#01)	PVC Solid Trim Boards in White, such as Azek, or other brands on market Trim: All trim must match dimension, profile, color and detail of the existing, including the dentil molding. White color must saturate exposed areas or the homeowner will need to paint with white paint. (<i>Note: most prefabricated dentil molding sections do not match the current architectural details in the Cluster; therefore, it is best to paint those sections.</i>)
Wood Trim Painted with Benjamin Moore – Brilliant White (#01)	Alcoa PVC-coated, Wood Grained Trim Cladding in White Information on Alcoa can be found at www.alcoa.com .

3.3.8 Shutters and Gable Vents

Shutters are optional. If replacing shutters or re-installing shutters that were previously removed, the shutters must be installed in accordance with a plan approved by the Reston Association DRB. The approved plan is available on the Cluster website.

Shutter colors are identified in the approved plan. The gable vents in Arbor Glen are painted with the same color as white house trim. Damaged shutters or gable vent may be replaced with same size and style from Mid-America as specified in the following table:

Arbor Glen Cluster – Replacement Shutters and Gable Vents

<i>Existing</i>	<i>Approved Replacement</i>
Shutters Painted with Benjamin Moore – Cottage Red HC191	Mid-America Building Products in Burgundy Red (#27) Shutters: Similarly Sized and Styled Cathedral Top and Open Louver
Shutters Painted with Benjamin Moore – Tarrytown Green HC134	Mid-America Building Products in Forest Green (#28) Shutters: Similarly Sized and Styled Cathedral Top and Open Louver
Shutters Painted with Benjamin Moore – Hamilton Blue HC184	Mid-America Building Products in Wedgewood Blue (#04) Shutters: Similarly Sized and Styled Cathedral Top and Open Louver
Gable Vents Painted with Benjamin Moore – Brilliant White (#01)	Mid-America Building Products in White (#01) Gable Vents: Similarly Sized and Styled with Open Louver

3.3.9 Cluster-Approved Replacement Garage Doors

Homeowners may replace existing garage doors with the same make and model as the original, existing doors in the neighborhood or choose to replace the door with the Reston-approved replacement door shown below. The replacement door is made of insulated steel. The door must be painted the existing, approved color for the homeowner’s unit. For planning purposes, homeowners will want to ensure their existing garage doors openers will work with the steel door.

Arbor Glen Cluster – Replacement Garage Door

<i>Existing</i>	<i>Approved Replacement</i>
Wooden and painted with approved color.	There are two choices in a raised ranch panel design (2 panels across the door): Haas 770 Haas 670

3.3.10 Cluster-Approved Fiber Cement Board Replacement Siding/Trim

The Board received approval from the Reston Association DRB for the optional use of HardiePlank fiber cement lap siding (Select Cedarmill) and HardieTrim (Smooth), **painted** with cluster-approved townhouse colors). There are usage restrictions. In general, the homeowner must replace an entire side or area of the home bounded by white trim boards. You cannot mix HardiePlank and the current cedar siding materials on one side together.

Note: HardiePlank siding **must be painted** and **not stained**.

3.3.11 Reston Association Architectural Standards for Clusters

In addition to the architectural standards for Arbor Glen, homeowners are required to meet the architectural standards established by Reston Association (RA) for Clusters and requirements for all homeowners within RA. Some of the architectural standards for Clusters include, Solar Collectors, Satellite Dishes and Antenna, Electric Vehicle Charging Stations, Flags, Privacy Screens, Radon Equipment, Landscaping, Fences, etc. Refer to the Reston Association’s website and/or contact a Board member for additional information and approval requirements.

3.4 Carpenter Bees and Woodpeckers

Carpenter bees are nuisance pests in the spring. These pests are about the size of a bumblebee and like to nest in wood near roof eaves and gables, fascia boards, boring a hole and tunneling through soft and straight grain wood. The bees will avoid wood that is well painted. To eliminate the bee problem – consider replacing the fascia board with PVC trim boards, like Azek, HardieTrim, or Home Depot's Veranda.



Signs of carpenter bee infestation include sawdust on the ground below the area where they have bored a round hole through wood trim (usually backside of the fascia board) making their nest. You will see yellowish bee droppings splattered on the side of the house near the hole and the bees swarming near the nest.

Carpenter bees will nest over the summer and into the winter and emerge the following Spring. They tend to return to the old holes year after year. It is a good idea to seal existing entrance holes to discourage carpenter bees that are looking for potential nesting sites. It is usually necessary to have an exterminator treat the hole to kill those in the nest before they emerge the following year.

If you notice excrement stains on your house just below the roof, chances are you've got carpenter bees. The bees are destroying the wood fascia boards on your house. Most likely woodpeckers have discovered the bees and are doing more damage to your siding. To discourage the woodpeckers from damaging your house, you must get rid of the bees.

4.0 Grounds

4.1 Lawn Care Services and Landscaping of Entrance/Circle

The Board is responsible for providing lawn care services for all common areas and landscaping of entrance and the small circle (weeding and flowers). The Cluster's lawn maintenance contract includes the mowing, fertilizing, weed prevention, mulching, and pruning of shrubs, of all common areas, trimming along wood line and the aeration and seeding of common areas periodically. The lawn contract also includes mowing of accessible private lawn areas. Homeowners can contract for landscaping services through the contractor's website. If you need more information on the services presently provided, please contact a Board member.

4.2 Trees and Shrubs

The Board is responsible for pruning and otherwise maintaining all trees and shrubs on common grounds within the Cluster. Reston Association is responsible for any issue relating to trees or shrubs on Reston Association property that adjoins the Cluster property. Homeowners are responsible for any issue relating to trees and shrubs on his/her private property.

A special note regarding trees in Reston: Trees are a protected resource in Reston. Prior to cutting down any tree approval must first be obtained from the AG Board and then Reston Association DRB.

4.3 Mulching

The Board has a landscaping contract that includes the mulching of several common areas. It does not include private property.

4.4 Cluster Common Ground Restrictions

Encroachment by homeowners/residents onto the Cluster's common property is forbidden. Homeowners/residents are not permitted to make any alterations to or the use of for their own purposes the Cluster's common areas and/or Reston Association's property. This includes but not limited to the following:

- **Landscaping:** No homeowner/resident may extend their landscaping onto any part of the Cluster's common property without prior approval of a landscaping plan by the majority of the Board of Directors and agreement/signatures of neighboring property owners. An approved plan will require the homeowner to maintain the landscaping as approved and ensure that future property owner understands and agrees (in writing) to do the same; otherwise, the landscaped common area must be returned to its original state at the homeowner's expense. **No trees are to be planted on any common area.** The landscaping plan will not include planting of trees. The plan must provide for people (other homeowners, contractors, etc.) to have access to property behind all townhouses. Landscaping cannot prohibit or make it difficult to gain access to property behind townhouses. The Board reserves the right to remove any landscaping (even if previously approved) from common property, especially where it becomes an issue.
- **Alterations:** Alterations to the landscaped areas or natural areas belonging to the Cluster or Reston Association **are prohibited.**
- **Dumping/Disposal:** Dumping/depositing debris of any type onto AG common grounds, Reston Association property, or in the storm drains **is prohibited.** This includes tree branches, shrubs, or grass clippings; flowerpot soil or other dirt; animal/pet litter or waste; or maintenance related items of any type, organic or inorganic. Such dumping is unsightly, and it can alter existing ecosystems, drainage patterns and create environmental issues, such as the pollution of our streams, lakes, and watershed.

REPORT DUMPING TO AUTHORITIES: *If anyone witnesses the dumping/disposal of anything into the streambed, into any of our storm drains or onto the ground anywhere, assumptions regarding the contents of the material should not be made – immediately contact 703-324-5500 the County’s Storm water Planning Division. Be prepared to provide specific information regarding the location and nature of the incident.* For more information on reporting Illicit Discharge & Improper Disposal refer to Fairfax County website at: www.fairfaxcounty.gov/publicworks/stormwater/illicit-discharge-and-improper-disposal-idid-program.

- **Storage of Personal Property:** No portion of the common areas, belong to Arbor Glen Cluster or Reston Association may be used for the storage of personal property, including materials such as wood, etc.
- **Commercial Activities:** No part of the Association’s common areas, including the road or parking spaces, may be used for commercial activities of any nature without prior approval of the Board of Directors. Also refer to Fairfax County
- **Signs:** No signs, including real estate signs, may be posted on the Association’s common grounds without prior approval of the Board of Directors.
- **Maintaining grass on common grounds:** It is very difficult to maintain the grass. Winter and torrential rain make it even more difficult. Please do not walk or drag heavy items over wet or frozen grass – it kills the grass and then we are dealing with an erosion issue. Sorry but there is no sledding of any kind on the sloped areas of common property due to the damage it creates. Homeowner will be responsible for paying to repair common property.

Please note, it will be the responsibility of the homeowner/resident to pay for the repair/restoration of common property. There are also safety and liability issues that come with common property and the Board strives to maintain the natural beauty of AG common property for all to enjoy.

4.5 Private Property Usage

Restrictions in modifying and using private property:

- **Landscaping:** Homeowners do not need prior approval from the Board and/or Reston Association to add or remove plants (does not apply to trees) on their private property provided they are not removing trees. **Installation of any invasive exotic vegetation as identified in Reston Association Use and Maintenance Standards Resolution 2 is prohibited and must be removed.** However, the Board and the Reston Association DRB must first approve any major landscaping, such as the removal of trees, the planting of vegetable gardens, and the addition of stone, ponds, decks, and patios. Please refer to the Reston Association website for additional information on Cluster Property Guidelines. Homeowners are encouraged to contact the Board and Reston Association before making any extensive landscaping investments. It is important to remember any changes creating an issue for neighboring properties will require fixing at your expense and could require complete removal, such as shrubs planted too close to neighbor’s property or installation of a patio creating drainage onto neighbor’s property.
- **Trees/Shrubs:** Trees or shrubs on private property may not encroach on a neighbor’s property. Affected neighbors maintain the right to trim encroaching trees or shrubs. Again, trees are a protected resource in Reston and require Reston Association Design Review Board (DRB) approval before removing trees.
- **Yards:** Homeowners are responsible for ensuring that yards, shrubs, and other plants do not become overgrown or unsightly and encroach on your neighbor’s property. Legal action will be taken by the Board to bring private property into compliance. The homeowner will be responsible for all costs, including any related attorney fees and court costs.

- **White stone:** Reston Association regulations are designed to protect the natural character of the area. Accordingly, Reston regulations prohibit the use of white stone. Natural colored gavel/stone is acceptable.
- **Reston Deed of Dedication:** As a property owner within Reston Association (RA) homeowners are bound by the covenants and restrictions set forth in the Deeds of Dedication of Reston. Also, homeowners must comply with RA Use and Maintenance Covenants.
- **Home-based Business:** Homeowners looking to operate a home-based business must have the approval of the Board and must comply with all State and local ordinances and requirements. The Board will review the request for home-based business with regard to the impact on the Arbor Glen community.

4.6 Contractor – Damage and Trash

Each homeowner is responsible for trash left by or damage caused by their contractor or any other person performing work on the homeowner's property.

Homeowners should notify their contractors or other persons performing work that they are responsible for disposing of trash properly and are **not permitted to dump materials or chemicals into storm drains, in nearby wooded areas, or any property private or the Association's.**

Homeowners should also notify their contractors or other persons performing work that they need to take every precaution necessary to protect common areas from being damaged. The Board will ultimately hold the homeowner responsible for any damage done to common areas and require the homeowner to restore the area to its previous condition at the homeowner's expense. Please make sure that your contractors respect and take care not to damage your neighbor's property or common grounds. Also, they **need to be aware of our one-way street and the speed limit.**

4.7 Pets

Your dog or cat is a welcome addition to our neighborhood. However, the Fairfax County leash law and the "pooper scooper" laws also apply to all Arbor Glen property. Dog owners **may not** allow their dogs to run free or to defecate on sidewalks, on common ground, or in another resident's yard. Owners and dog walkers are responsible for cleaning up after pets. This also applies to the pet owner's yard – all feces must be cleaned up immediately. To report dogs running loose or creating a sanitation problem, call the County Animal Control Officer on 703-691-2131.

The following rules apply:

- All dogs four months or older are required to be licensed in Fairfax County. See County Code Section 41.1-1-2. Licenses may be purchased at the Fairfax County Shelter, 4500 West Ox Rd, Fairfax, VA or the Department of Taxation, 12000 Government Center Parkway, Fairfax. Proof of current rabies vaccination is required to purchase a dog license. Additional dog license information is available online at: <https://www.fairfaxcounty.gov/taxes/dog-license-information>. Fairfax County Guide to Dogs provides resources for dog owners at <https://www.fairfaxcounty.gov/topics/guides/dogs>.
- NO dog shall run unrestrictedly on Cluster common areas. Refer to Fairfax County Code for leash law Section 41.1-2-4.
- Pet owners or custodians of any dog are required to clean up and properly dispose of any excreta deposited by such dog on property belonging to the Association, another homeowner, or other public areas. Also, it is unlawful to keep animal(s) in such a manner as to cause unsanitary conditions, including private property. Refer to County Code Section 41.1-2-6
- No animals may *frequently* howl, bark, meow, squawk or make noises that can be heard across property boundaries or through common walls within a building. This is considered a

Nuisance Noise specifically prohibited under Section 108-2-5. For complaints contact Fairfax County Police non-emergency 703-691-2131.

Reporting County Code Violations:

Assistance from the public/citizens is always helpful and encouraged. Anytime a violation is observed, please contact the non-emergency dispatch number, 703-691-2131 and request an Animal Control Officer to respond.

Finally, with respect to popular underground electric fences:

- The fence may not extend beyond the owner's property line on any side of the home. The homeowner should retain proof that the installation is fully on private property. The Board has the right to request such proof.
- The fence does not absolve the homeowner from respecting their neighbors and cleaning up and properly disposing of all waste on private property. Leaving unsightly and odor-producing materials on private property shows a lack of common courtesy and is in violation of County code by creating unsanitary conditions.

Please note that Fairfax County Animal Control Officer has authority to enter Cluster grounds to enforce County leash law and other related animal control laws.

4.8 Noise

Noises prohibited:

- Yard work: between 9 p.m. and 7 a.m.
- Construction: between 9 p.m. and 7 a.m. Sunday through Thursday; between 9 p.m. and 9 a.m. Friday, Saturday, and Federal holidays
- Trash/recycling pick-up and the loading/unloading of a truck: between 9:00 p.m. and 6:00 a.m.
- Outdoor speakers: between 10:00 p.m. and 7:00 a.m.

As noted previously, animals may not *frequently* howl, bark, meow, squawk or make noises that can be heard across property boundaries or through common walls within a building.

Please refer to Fairfax County website at: <https://www.fairfaxcounty.gov/planning-development/zoning/noise-ordinance> for more information regarding noise issues and resources. The current Noise Ordinance is contained in Chapter 108.1 of the County Code.

Residents bothered by excessive noises should first contact the neighbor originating the noise to make them aware of the issue. Residents may escalate issues involving excessive noise to the Fairfax County Police using the Non-Emergency Number: 703-691-2131.

5.0 Streets

All drivers entering Arbor Glen Cluster are required to obey Arbor Glen Cluster regulations. Please help keep our community safe by informing your family members, guests, and contractors of all rules and regulations (i.e., speed limit, one-way, and no parking yellow curbs).

5.1 Traffic Flow

Arbor Glen Way is designated as a one-way street around the loop. This allows Arbor Glen to have on-street parking in the neighborhood. Driving in the wrong direction is not only dangerous – it is inconsiderate of other homeowners and pedestrians who are not expecting vehicles driven by residents and their guests to be traveling in the wrong direction.

5.2 Speed Limit

Arbor Glen Cluster is a residential community. The posted speed limit is **10 miles per hour** (to be effective January 2020). Please watch your speed and remind your family and guests to do the same.

REMEMBER – There may be young children outside playing, resident's cats roaming the neighborhood, wildlife running about, people walking their dogs and others out for a stroll. Also, pedestrians must cross the street to get to their cars and to get to paths connecting to Reston's trails. Also, some people may not be able to hear or see a car coming around the corner.

BE CONSIDERATE – LET'S AVOID TRAGEDY!

5.3 Parking on Common Property

Vehicle parking on Arbor Glen Cluster property is for use by homeowners, residents, and their visiting guests only. As a rule, vehicles are usually moved daily. Arbor Glen Cluster parking areas are **not** to be used as storage areas for any vehicle, including guest vehicles. If you plan to leave your vehicle parked on Arbor Glen Cluster property (common areas) for an extended period unattended, please contact the Board President.

Just a common courtesy for all since Arbor Glen has limited parking – if you own two vehicles at least one should be parked in your drive and/or garage to enable parking for visitors. Remember the road and parking areas are common property of the Association.

There is street parking along the inner curb (island side) of the one-way road. Cars parked along curbs must be facing in the direction of traffic flow. This also applies to parking along the portion of Arbor Glen Way that has two-way traffic at entrance.

Yellow curbs indicate fire lanes to ensure emergency vehicles can maneuver the road and have access to homes as needed. Cars parked in the fire lanes will be towed at the owner's expense. Please refer to the posted sign at entrance for information if towed.

In addition, vehicles may not be parked, temporarily or permanently, in such a manner as to impede or prevent ready access to or egress from another driveway or the main roadway. Vehicles may not extend from a driveway into Arbor Glen Way. Also, vehicles may not block access to the mailboxes.

During snowstorms, residents should make every effort to remove vehicles from the street to allow the snowplow to clear the road as much as possible from in front of your townhouse.

Community non-compliance with the one-way and parking rules could result in both sides of the streets being designated "No Parking" areas by the Fairfax County Fire Marshal thereby resulting in a substantial loss of current parking space.

5.4 Street Maintenance

Arbor Glen Way is a private road therefore it is the Association's responsibility to maintain. Road maintenance is a major capital expenditure, which is budgeted for in the Association's 15-Year Plan for capital infrastructure improvements. These expenses include the repaving (every 15 years) and periodic sealing (every 4 years) of the road and parking areas plus repainting the yellow curbs (as needed). The road was repaved in August 2019, once cured (2-3 years) it will be sealed, then resealed every 3 years. **Homeowners/residents are not to apply any sealant, paint, etc. to the road, curbs, or parking areas.** This is Cluster common property maintained by the Association.

5.5 Vehicle Restrictions

Other restrictions are enforced to preserve and enhance the residential character and natural beauty of our neighborhood. To report violations, contact the Board President and provide information about the vehicle, such as the location, make, color, license plate number, expiration month and year, and the owner if known.

Offending vehicles must be removed from Arbor Glen Cluster property immediately or the vehicle will be towed at the owner's expense. The Association also has an agreement in place with Fairfax County Police Department allowing them to enforce motor vehicle violations.

Any costs incurred by the Association to enforce the provisions of these regulations, including costs for towing, court fees, and attorney's fees, will be the sole responsibility of the vehicle owner or of the homeowner responsible for the vehicle being on Cluster property.

- **Commercial or Private Vehicles displaying Signs, Lettering, and/or Logos:** Commercial or private vehicles displaying advertising, logos, or other lettering anywhere on the vehicle may not be parked temporarily or permanently in the community (on private property or on common grounds) except while performing a requested service at a homeowner's residence. This includes any vehicle carrying service/construction equipment, such as ladders. These vehicles can park along Autumn Ridge Circle, which is a County maintained road.
- **Cargo type vans and other non-standard vehicles:** Private or commercially licensed cargo type vans may not be parked temporarily or permanently in the community (on private property or on common grounds) anywhere within Cluster except while performing a requested service at a homeowner's residence. This includes any vehicle carrying service/construction equipment, such as ladders. These vehicles can park along Autumn Ridge Circle, which is a County maintained road.
- **Non-standard Vehicles:** Trailers, boats, motorized recreational vehicles, and other non-standard/oversized vehicles may not be parked anywhere within Cluster boundaries. Reston provides a community area for such parking at Reston's Central Services Facility located at 12250 Sunset Hills Road, Reston, VA 20190-3230. (Phone 703-437-7658)
- **Vehicles Leaking Fluids:** Vehicles constantly leaking fluids, such as oil, brake, antifreeze, or other fluids may not park on Arbor Glen Cluster property. This includes the road, parking areas, and across sidewalk. These fluids: deteriorate the road surface; are harmful to dogs causing painful side effects from poisoning; and are washed into the storm drains polluting the watershed. All costs associated with clean-up will be the responsibility of the homeowner.
- **Vehicle Maintenance:** Residents may work on their vehicles provided the work is performed in the resident's driveway, that the work takes no more than one hour, and that the affected areas be completely cleaned and cleared of all debris immediately following vehicle maintenance. Any costs incurred by the Association for cleaning will be assessed to the responsible homeowner. Vehicle maintenance taking longer than one hour may not be performed within the Arbor Glen community. Residents may wash and wax their vehicles on their own property only. **No work may be performed on non-resident vehicles** within the

community, on common ground, or on private ground. Excessive noise is not permitted during vehicle maintenance and vehicles cannot be repaired outside between 7:00 p.m. and 10:00 a.m. No vehicle maintenance can be performed on the common property.

- **Unregistered Vehicles:** Resident's vehicles without current, valid license and registration in State of VA may not be parked on the property of Arbor Glen Cluster, includes road or parking areas. Fairfax County Police Department has authorization to enforce this on Arbor Glen Cluster property.

5.6 Snow Plowing

The Association contracts with a company for the snow removal service to ensure that our community road is accessible to vehicles.

Residents are encouraged, when possible, to remove vehicles parked along the street when several inches of snow falls. This will allow full access for the snowplow to clear the entire street area in front of townhouses. Note: Homeowners are responsible for snow removal in their private driveways and on the sidewalks in front of their homes.

5.7 Skateboard, Scooters, or Other Personal Transportation Devices

Motorized skateboards, scooters, or other personal transportation devices (electric/battery or non-electric) are prohibited on Association property, including the road, paths, and sidewalks. This does not apply to handicap devices.

6.0 General Home Appearance

Each homeowner must ensure that the exterior appearance of his/her home is maintained in a manner that is consistent with the character of Arbor Glen Cluster and complies with the rules, regulations, and guidelines set forth by the Association and Reston Association.

6.1 Front Porches and Rear Decks/Patios & Under Decks

Furnishings and decorative items kept on front porches and rear decks must be maintained in an orderly, clutter-free manner. Front porches, patios, and rear decks, including under decks may not be used for general storage.

6.2 Lawn Furniture, Flags, Signs, Ornaments and More

Items such as lawn furniture, flags, political and contractor's signs, ornaments, decorations, and freestanding statues and birdfeeders are not permitted on the Association's common grounds.

In no case, should any item be extremely large, intrusive, in bad taste, or in any way negatively affect a neighbor or the character of the neighborhood.

In all cases, the Board will have the ultimate power and authority to declare whether a controversial item is a detriment to the character of the neighborhood and have the right to enforce the removal of the item(s) in question by the homeowner.

At no time are political, advertising, commercial, or other homeowner signs permitted on common property. However, a contractor can temporarily place their sign (one sign) in homeowner's yard where work is being performed, provided: it is no larger than 18" high and 24" wide, located near front door/porch, and remove after one week. Also, any political sign placed in a homeowner's yard can be no larger than 18" high and 24" wide, must be placed within 6 feet of homeowner's front porch, and removed immediately after election.

Real Estate Signs: The standard real estate sign and post can be placed in the homeowner's yard related to the sale or rent of a homeowner's property. Other smaller real estate directional signs such as OPEN HOUSE or FOR SALE can be placed on common property at entrance and/or at one-way sign area to direct traffic to the property.

- Open House signs must be removed from common property at the end of the open house.
- For Sale signs must be removed from common property as soon as a sales contract is signed. However, if a contract is not signed within 45 days, these FOR SALE signs must be removed from Arbor Glen common property.

Yard Sale Signs: Prior to scheduling and posting signs for a yard sale event, the Board must be notified to ensure the event will not interfere with any Cluster activity. Only two (2) signs can be placed on Cluster common property. One located at entrance and a second located at corner near one-way sign to ensure traffic is one-way on Arbor Glen Way. Signs cannot be larger than 18" high and 24" wide and it must freestanding (signs cannot be attached to posts of Cluster signs or other Cluster property). Signs cannot be placed on common property earlier than two (2) days prior to the yard sale event and must be removed immediately once the scheduled yard sale is over.

Miscellaneous Signs: Homeowners are not to place their own signage on common property without prior approval of the Board.

6.3 Trashcans and Recycling Containers

Trash cans and recycling containers, except when placed on the curb for trash collection **must be stored in garage where containers are NOT visible from the street or property of other homeowners.**

Trash and recycling are NOT to be placed curbside until the evening (after 5 pm) prior to the scheduled collection. Trash and recycling must be kept in the garage until the appropriate time it can be put out curbside. After trash/recycling pick-up, containers should be promptly removed from the street and stored in your garage. All trash and recycling must be secured when put out, so it is not blown about littering the community or your neighbor's yard. All trash should be bagged, loose paper should not be put in trash cans as it ends up in the road when trash cans are emptied into the truck. Also, please try to use the black rather than white trash bags when placing trash curbside. Cats, crows, and other animals are attracted to the white plastic bags and will rip open. Homeowners are responsible for cleaning up their trash that is blown about, strewed about by critters, or dropped and not picked up by American Disposal. The cost for constantly cleaning up litter throughout our community impacts everyone. During holidays and inclement weather please check the trash company's website for cancellation of pickups.

6.4 Garage Window Coverings

The configuration of our homes offers privacy but also means your neighbor might have a view directly into your garage. As a courtesy, homeowners should try to cover garage windows with inexpensive appropriate shades, blinds, or curtains. This will enhance everyone's property and provide security for valuable items stored in garages.

6.5 Unsightly, Hazardous, Odor-Producing Materials/Items/Debris

Unsightly, hazardous, or odor-producing materials/items/debris may not be left on common or private property. The homeowner must remove and properly dispose of all such materials/items/debris promptly. Also refer to "Dumping" in section 4.4 Common Ground Restrictions.

7.0 Services

7.1 Cable and Satellite

Homeowners have a choice of service providers for Internet service and cable TV. Please contact Comcast or Verizon for further information.

Homeowners may install an antenna or satellite dish; however, it must meet the standard Reston Association has established for Cluster installation of satellite dishes and antennas. For information on satellite dishes and antennas refer to Reston Association <https://www.reston.org/cluster-resource-hub> for information on satellite dishes and antennas.

7.2 Trash Collection

The Board contracts with American Disposal Services for the Cluster's trash removal services.



American Disposal Services will collect trash from the curb once a week, on Fridays, between 6:00 a.m. and late afternoon. The exceptions for pickups are when Christmas Day or New Year's Day falls on Friday or in the case of inclement weather. Information about regarding pickups for Holidays, Christmas Tree Policy, Inclement Weather, Specialty Pick Ups, etc. can be found on American Disposal's website at

<https://www.americandisposal.com/virginia/>. As soon as information is available the Board will make every effort to send out an email to residents (provided the Board has your current email contact information) when service is canceled.

American Disposal also picks up bulky items for disposal, such as box springs and mattresses. However, the pickup must be scheduled in advance by calling American Disposal at 703-368-0500.

Litter from homeowner's trash is a problem in our neighborhood. Please do your part to make sure your trash is secure from the WIND and savaging animals. The Board asks each resident to help keep the neighborhood clean by making sure your trash is secured in a plastic trash bag, before placing it inside trashcans. Loose trash ends up falling into the road when trashcans are emptied into truck. Recycle trash should be secured so that it is not overflowing containers or blown about by wind. Residents are responsible for picking up their trash that becomes scattered about the neighborhood by wind, animals or dropped in road.

Please do your part to help keep Arbor Glen litter free. It is expensive to hire someone to clean up litter – *it increases operating expenses for Arbor Glen resulting in **increased Cluster dues for everyone***.

Refrigerators, paint, and other hazardous materials must be disposed of at the I-66 Transfer Station.

7.3 Recycling

Recycling service is also provided by American Disposal Services. They will collect standard recyclables including newspapers, plastics, and cans from the curb every Friday after 6:00 a.m. If Christmas Day or New Year's Day falls on a Friday or cancellation of pick up due to inclement weather – service will resume on the next following Friday (for recycling).

Recyclable items do not need to be separated. However, it does need to meet ACCEPTABLE recyclable material criteria and be CLEAN, otherwise the recycle material becomes contaminated and ends up in regular trash! Glass and plastic bags are NOT RECYCLEABLE. Everyone needs to make sure they have secured recycle trash when putting it curbside! Remember cleaning up the neighborhood is expensive and will be reflected in next annual dues assessment. Every home initially received a recycling container. You can purchase your own recycle container at Home Depot or directly from American Disposal (call 703-368-0500).

Please check American Disposal website for what is **acceptable and unacceptable materials** to place in your recycling container. See <https://www.americandisposal.com/virginia/disposalrecycle-guide/>. For example, **“used paper plates, pizza boxes, soup boxes, etc”** have too much grease and are not recyclable. *According to American Disposal, any paper product from food storage or carryout has too much grease, resulting in contamination of their recycling. Please err on the side of discarding your used paper products from food in a trash collection container for disposal.*

7.4 Glass Recycling

Effective October 2019, the County stopped taking glass as part of the regular recycling collection. Single-stream recycling has caused major problems. Glass recyclables often break during collection and transport to recycling centers, contaminating other more valuable recycled items like cardboard and metals. Residents can take their glass containers to one of the **PURPLE** recycling bins in the county. There is a **PURPLE** glass recycle bin located in the Reston South Park & Ride lot.

All colors of clean glass bottles and jars are accepted to put in the Purple containers. Light bulbs, lamps, ceramics, porcelain, mirrors, window, and sheet glass CANNOT be recycled. The glass collected in the **PURPLE** containers will be processed by the region’s only glass processing plant in Lorton. Recycled materials will be used for pipe bedding, filter material, and other purposes.

7.5 Disposal & Recycling Center

Residents of Fairfax County may dispose of trash, recycling, and household hazardous waste at the I-66 Transfer Station. Information can be found at: <https://www.fairfaxcounty.gov/publicworks/recycling-trash/i-66-transfer-station>. There are **NO FEES** for recycling or hazardous waste disposal. The facility has a drop off for recycling items including electronics.

Hazardous wastes such as **oil based paint, oil, rechargeable batteries, antifreeze, and other hazardous chemicals CANNOT** be disposed of via the Cluster’s normal trash collection services. Please refer to the Fairfax County’s website <https://www.fairfaxcounty.gov/publicworks/recycling-trash/household-hazardous-waste> for information on disposing of household hazardous waste.

Location:

I-66 Transfer Station
4618 West Ox Road
Fairfax, VA 22030

Trash & Recycling Hours: Mon - Fri 7am-5pm; Sat – Sun 7am-4pm

Household Hazardous Waste and E-Waste (computers and electronics)

Hours: Mon – Fri 7am-5pm; Sat – Sun 7am-4pm

Current hours should be confirmed at <https://www.fairfaxcounty.gov/publicworks/recycling-trash/i-66-transfer-station>.

8.0 Arbor Glen Cluster Map

