

Pinecrest Cluster Rules

Article I. Assessments

A. General To insure that Cluster commitments are met, homeowners are assessed annual dues in an amount set by the Board of Directors. These dues are payable as determined by the Board of Directors.

B. Dues. Homeowners shall pay the assessed dues within thirty days of billing.

C. Collections. Collection procedures will be as set by the Board of Directors, in accordance with the Association By-Laws and the laws of the Commonwealth of Virginia.

Article II. Pets

A. General. No animal, other than common house hold pets, shall be kept in any townhouse within Pinecrest.

B. Leash Laws. Dogs are to be on a leash at all times.

C. Noise. Pet owners shall insure that pets do not bark, or otherwise make noise, to the extent that it becomes a nuisance to others.

D. Common Areas. Pets shall not be housed, or otherwise maintained, on Cluster property. Dogs are not to be exercised in the common grounds. The dog exercise and relief area is the grassy side (with no sidewalk) on Greenrange Drive.

E. Liability. Any person who keeps and maintains a pet, expressly assumes any and all liability for any and all actions of the pet.

Article III. General Areas

A. General. Common areas are owned by the Cluster and are for the enjoyment and benefit of all residents.

B. Firearms. ...Except for law enforcement officials, firearms and guns are prohibited from being discharged on Cluster property.

C. Bicycles. Bicycles are not to be driven in the parking lots. The parking lots are for cars and pose a serious hazard for children or adults on bicycles. The grassy areas are maintained for the children and adults to use.

D. Structures on Common Grounds. Residents shall not maintain structures on Cluster Property.

E. Liability. Parents are responsible for the actions and any damages their children and/or guests do to Cluster property or other properties.

Article IV. Residences

A. General. Homes, fences, and other constructions are to be maintained in good order and in accordance with RA Covenants.

B. Lawns. Lawns are to be properly maintained.

C. Noise. Between the hours of 11:00 P.M. and 7:00 A.M. residents and guests shall keep noise levels low so that their neighbors are not disturbed.

Article V. Parking Areas

A. General. Every house in the cluster has ONE parking spot assigned to that house. This assignment is for the safety of residents. Every resident is responsible for guests. The resident must make sure that the visitors are parked properly. Improper parking can result in the car being removed.

B. Children. Parking lots are for cars and NOT a place for children or adults to play. The common area is to be used for recreation.

C. Parking rules. See page 11 for additional parking rules.

Article VI. Law Enforcement

A. Police. The Fairfax County Police have been granted authorization to enter Cluster property to enforce state and local laws, ordinances and regulations including motor vehicle registration and licensing requirements and other motor vehicle laws.

B. Animal Wardens. The Fairfax County Animal Warden has been granted authorization to enter Cluster property to enforce local animal control ordinances.

Article VII. Trash

A. General. Residents may not store or cause trash to collect on Cluster property.

B. Common Areas. The disposal of anything in the woods or the grassy areas is not allowed.

C. Rules and trash collection schedule. Pinecrest Cluster has cluster-wide trash removal and recycling. This service is being provided to eliminate illegal trash dumping and as a convenience and monetary savings for everyone. We are currently using **BFI** for our trash service. They can be contacted at **471-1320** if you have any questions about your service.

The trash removal company will provide the *following*:

1. The trash will be removed twice a week. Monday and Thursday.
2. All trash must be properly secured in tied plastic bags and placed on the curb by 7:00 a.m.
3. Pick up hedge and tree trimming, if cut to four foot lengths and tied in bundles or bagged.
4. Remove the debris resulting from broken trash bags.
5. **Collect all furniture and other large non-metal household items placed on the curb at no extra charge.** Ferrous metal/white metal goods such as appliances, will be picked up with additional charge billed to the individual homeowner.
Prior notice is requested when any large items are to be disposed.
6. Provide trash removal on all holidays with the *exception of Thanksgiving Day, Christmas Day, and New Year's Day.*
There will be no make-up service following these holidays.
7. Newspapers and other recyclable material (aluminum cans, glass, and plastic containers) will be picked up with the Monday trash pick up. Newspapers should put on the curb either in a paper bag or tied with string. The county requires that no newspapers be included with the regular trash pickups. All other recyclable material (aluminum cans, glass, and plastic containers) should put together in a single container separate from the rest of your garbage. Please, NO plastic bags! (Local supermarkets will recycle plastic bags, however).
8. Christmas trees will be picked up on Thursdays.
9. The trash company will NOT pick up and remove: *rocks, concrete, dirt, sod, tree stumps, paint, motor oil, construction trash, combustibles or any toxic materials.*