

Bayfield Station

RESTON, VIRGINIA



COVENANTS FOR BAYFIELD STATION CLUSTER ASSOCIATION Updated 3/11/91

Any community consisting of privately owned and commonly owned property requires a set of rules to ensure that the common interest of all is served. In cognizance of the fact that the good sense of homeowners in the community will, in most cases, require little guidance, the Board of Directors has adopted a minimum set of rules.

These covenants supplement those already established by The Reston Association. Additional covenants may be added as deemed necessary by the Board of Directors.

PARKING

1. One (1) reserved space has been assigned to each unit. The spaces are appropriately marked to avoid confusion.
2. Unmarked spaces are for second and third cars and guests. Unmarked spaces are available to all residents on a first come, first serve basis. No more than three (3) vehicles belonging to any one unit may be parked on Cluster property at the same time.
3. Inoperable, junk vehicles may not be stored in the Bayfield Station parking lot. Any vehicle which does not move for a period of two (2) weeks or more may be presumed to be inoperable.
4. All vehicles parked in the Bayfield Station lot must display current license tags, a valid county sticker and vehicle inspection sticker.
5. Boats, campers, trailers, school buses, commercial vehicles and RV's may not be parked in the lot at any time.
6. Minor repairs may be performed in the parking lot so long as they can be completed in twenty-four (24) hours. Vehicles may not be left on blocks unattended at any time.
7. Oil and other liquids from vehicles must be contained and properly disposed of. Storm drains may not, under any circumstances be used to dispose of oil or antifreeze.
8. Vehicles may not be driven over curbs or on to Cluster property.
9. Violation stickers will be placed on any vehicle which is not in compliance with the regulations stated above. The owner will have twenty-four (24) hours time to correct the problem. If the violation persists, the vehicle may, at the Board's discretion, be towed from Cluster property.
10. Any vehicle which presents a safety hazard may be towed without notice.

PETS

1. Fairfax County leash laws will be enforced on Bayfield Station property. Pets should not be allowed to run freely through the development at any time.

2. Pets should be walked in the area east of the Reston Association path which runs parallel to Reston Parkway.

3. Owners should promptly clean up after their animals if accidents occur in other areas.

4. Pets may not be left tied up, unattended in the common area.

5. Any animal which becomes a nuisance should be reported to the management firm or a Board member.

EXTERIOR CHANGES

1. Reston Association (RA) covenants will be strictly enforced by the Bayfield Station Board of Directors. Application for all exterior changes outlined in the RA Handbook must be made to the Design Review Board. Copies of all applications must be submitted to the management company as well. Reston Association's address is 1930 Isaac Newton Square, Reston, VA 22090. Their phone number is 437-9580.

The following is a partial list of projects requiring RA approval: decks; patios; fences; alterations to existing decks, patios or fences; use of landscape timbers or railroad ties; repainting doors or trim (exterior colors are restricted to those approved for the cluster); installation of storm windows or doors, attic fans or roof ventilators; skylights; antennas; and replacement or removal of exterior fixtures.

2. Trees and shrubs may not be planted on common grounds without the prior approval of the Board of Directors.

TRASH

The Board of Directors has contracted with a trash removal company to provide service to the entire Cluster. The following rules regulating trash collection have been adopted:

1. Trash should be placed outside the home by 6:00 a.m. on the morning of pickup, (Monday and Thursday) or if necessary, late the evening before. Under no circumstances should trash be left out for a longer period of time.

2. Trash should be packed into plastic trash bags, which must be sealed at the top. Clean, well-maintained cans with sealable lids may also be used if approved by the trash contractor.

3. Trash cans should be removed from the curb area on the day of trash collection.

4. Trash cans and bags may not be stored in front of, or beside, any townhouse prior to being placed out for collection.

5. Trash is not collected on Thanksgiving, Christmas or New Year's Day. Trash collection will resume on the next scheduled day.

6. Newspapers are collected on the 2nd and 4th Wednesday of every month. Papers must be bundled with twine or packaged in paper sacks and placed at the curb by 6:00 a.m. on the day of collection.

CHILDREN

1. Residents are responsible for their children and for seeing to it that they do not damage, deface, or destroy commonly-owned or individually-owned property in the Cluster. Parents must see to it that children do not leave bikes and other toys in common areas.

2. Children should not be allowed to climb trees or crash through shrubbery, for both the sake of the plants and the children.

3. For safety reasons children should not be allowed to play in the streets of the development.

PROPERTY MAINTENANCE

1. Effective spring of 1991, the cluster association will maintain the turf in the front yards. It is each homeowner's responsibility to maintain the trees, shrubs, landscaped areas and back yard belonging to his property. Uncut grass, weeds, dead flowers, unpruned trees, etc., detract from the appearance and value of not only the individual property, but also neighboring property and the Cluster as a whole.

2. Siding, trim and paint on houses, fences and decks must be well maintained and replaced or repaired when necessary.

3. Engines, tires, and other debris or unsightly matter must not be stored on the exterior grounds of a lot or where visible to others from the common area.

4. Temporary window coverings used by new residents must be replaced by appropriate permanent window coverings within four (4) weeks.

5. Cross hatchings may not be removed from windows, and must be replaced if broken. Replacement window grids and other window parts are available from:

Glass & Mirror Services, Inc.
5740 Industry Lane
Frederick, MD 21701
(301) 662-0026

6. No covering may be placed over the exterior of any window or glass door, and interior window coverings must not detract from the exterior appearance.

SIGNS

1. When a home is for sale or rent, only one (1) real estate sign may be displayed on the individual lot. No other sign may be placed on Cluster property. All signs for properties sold or rented are to be removed within

one (1) working day of completion of the transaction. Signs inappropriately placed on cluster common ground may be removed by the Board of Directors without notice.

2. No signs of any kind may be attached to mailboxes, posts, trees, other structures or natural objects within the Cluster.

RENTAL PROPERTIES

1. Owners are responsible for the actions of tenants and their guests. All leases for Bayfield Station properties must contain a complete set of both Cluster and Reston Association articles, bylaws and covenants.

2. Copies of all leases must be filed with the Board of Directors within 15 days of ratification of a contract.

SPEED LIMIT

The maximum speed limit in the development is 15 m.p.h.

LIGHTPOSTS

The Bayfield Station complex utilizes lightposts at the front of each lot rather than lights in the common areas. These fixtures provide light for the safety and security of the complex. Since the post and associated circuitry are a part of each lot, the Cluster Association cannot be responsible for maintenance of these important items. Therefore, each homeowner is responsible for keeping his or her lightpost in working order. The photoelectric cell which automatically turns on the light may not be removed or disabled. Lightpost bulbs must be white sixty (60) watts and frosted. They must be promptly replaced when burned out.

Lightpost Fixtures may be replaced with a substitute approved by the Board of Directors. It is manufactured by Adjustapost and is style number 112. Please call TWC Association Management at 437-5800 for additional details.

USE OF COMMON GROUND

No resident may use common grounds for a party, yard sale, or any other activity without prior approval by the Board. No permanent alterations, such as plantings, may be made to the common grounds without prior approval of the Board.

ENFORCEMENT

If a resident feels that a covenant is being violated, he or she should make the Board of Directors aware of the problem. This can be done by writing or by calling TWC Association Management. TWC's address and phone number are:

TWC Association Management
12110 Sunset Hills Road, Suite 410
Reston, VA 22090 (703) 437-5800

The Board of Directors shall issue a written warning when it becomes aware of a violation of the covenants. If the problem is not promptly corrected, the Board shall take whatever steps are necessary, including the imposition of fines and legal action, to enforce compliance with the covenants.