

Village Of Waxpool HOA Common Area Rules and Regulations

These rules and regulations have been adopted by the Board of Directors, as authorized by Article VI, Section 1(n) and Article V, Section 1(c) of the Village of Waxpool Declaration of Covenants, Conditions and Restrictions Common Areas within the Village of Waxpool are for the use and enjoyment of the Members of the Village of Waxpool Homeowner's Association. Recognizing the scenic and natural value of the Common Areas in their present state, the VOW HOAs' goal is to preserve the woodland, wetland and grassland features of the Common Areas.

To achieve this goal, homeowners are not allowed to alter or disturb the Common Area, except as expressly provided below.

Activities considered to be Common Area alterations or disturbances, and therefore prohibited by homeowners include, but are not limited to the following:

1. Removal, destruction and cutting of trees, shrubs, or other vegetation, whether living or dead.
2. Cutting of tree limbs or branches, whether living or dead.
3. Planting of trees, shrubs or other vegetation
4. Mowing of vegetation
5. Raking or disturbance of leaves
6. Modification to soil and/or drainage
7. Discharge or diversion of water
8. Dumping of any material, such as trash, hazardous material, animal waste, grass clippings or soil
9. Storage of any material
10. Use of any motorized/powerd vehicles and or equipment
11. Obstruction of pedestrian and vehicular ways
12. Extension of homeowner properties by the addition of landscaping into the Common Area

In an effort to maintain the Common Area in good order and neat appearance, homeowner requests such as the following will be given consideration, on a case by case basis:

- Removal of fallen debris or clearing brush in the Common Area
- Planting of trees within the Common Area to remedy an existing or recently created condition.

In any case, homeowners must complete a Common Area Project Request Form that details the proposed work in order to request an on-site review by the Architectural Review Board (ARB)/Board of Director's. For areas that the County designates as conservation area(s) or wet land(s), written permission from Loudoun County is required. Written approval is also required from the Board of Director's/ARB before any work begins. Please note that the general rule is that homeowners may not perform work in the Common Area, and the policy allowing for consideration of limited exceptions is intended solely to

preserve and maintain the Common Area. In no event will a request be approved that seeks merely to extend a homeowner's property by performing landscape work in the Common Area. If necessary, the Board of Director's/ARB will be assisted by an external firm (e.g., engineering, landscaping) to ensure that proposed changes do not adversely impact others in the neighborhood or break Loudoun County regulations.

Any failure to comply with this policy may result in legal action and/or the imposition of monetary charges in accordance with the due process procedures of Administrative Resolution No. 2011-1, and homeowners will be required to restore the Common Area to its previous condition.

Any questions should be directed to Cardinal Management

Jalisa Dade - j.dade@cardinalmanagementgroup.com

Updated March 2024

**Common Area Project Request Form
Village of Waxpool Homeowners Association**

Name:	Date:
Address:	Lot #:
Phone:	Email:

Type of Project:

___ Removal of fallen debris or clearing brush in the Common Area

___ Planting of trees within the Common Area to remedy an existing or recently created condition

Project Details:

Please describe your project for the Village of Waxpool Common Area in detail. Be sure to include a copy of your plat.

Notification of Surrounding Lot Owners:

A homeowner submitting a Common Area Project Request form must provide notice to the surrounding lot owners. Neighbors' signatures indicate awareness of the proposed project and DOES NOT constitute their approval.

Lot behind proposed project:

<i>Printed Name</i>	<i>Address</i>	<i>Signature</i>	<i>Date</i>
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Lot to the right of the proposed project:

<i>Printed Name</i>	<i>Address</i>	<i>Signature</i>	<i>Date</i>
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Lot to the right of the proposed project:

<i>Printed Name</i>	<i>Address</i>	<i>Signature</i>	<i>Date</i>
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*Please send completed form to Cardinal Management
Jalisa Dade - j.dade@cardinalmanagementgroup.com*