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GREENE MILL PRESERVE HOMEOWNERS ASSOCIATION

I. POLICY RESOLUTION I – RULES AND REGULATIONS/DESIGN GUIDELINES/COVENANTS COMMITTEE

WHEREAS, Article 4, of the Bylaws authorizes the Board of Directors to adopt Rules and Regulations restricting and regulating the use and enjoyment of the Property; and

WHEREAS, Article 7, of the Declaration requires and authorizes the Board of Directors to create a Covenant Committee (hereinafter “CC”); and

WHEREAS, Article 7 of the Declaration charges the CC with the duty to regulated the external design, signage, appearance, use and upkeep of the property and to propose Design Guidelines.

NOW THEREFORE, BE IT KNOWN THAT the following is hereby adopted, without meeting, by all the Members of the Board of Directors:

1. The Board of Directors has appointed the membership of a CC pursuant to the documents; and
2. The Board of Directors has adopted the Rules and Regulations, which shall also include the Design Guidelines, as set forth hereinafter.


Greene Mill Preserve Homeowners Association

By:  _____

Date: 10/14/10

By:  _____

Date: 10/18/10

By:  _____

Date: 10/26/10

II. OBJECTIVES AND GENERAL INFORMATION

A. OBJECTIVES OF GREENE MILL PRESERVE RULES AND REGULATIONS AND DESIGN GUIDELINES

This document's overall objective is to serve as a guide to aid members of the CC, staff, and residents in maintaining and enhancing the design environment in Greene Mill Preserve. The guidelines address improvements for which homeowners most commonly submit applications to the CC. **The guidelines are not intended to be all-inclusive or exclusive, but rather serve as a guide to what modifications may be constructed.**

The specific objectives of this booklet are:

1. To increase resident's awareness and understanding of the Association Documents.
2. To describe the committee and procedures involved with the architectural standards established by the Association Documents.
3. To illustrate design principles that will aid residents in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.
4. To assist residents in preparing an acceptable application to the CC.
5. To relate exterior improvements to the plans for the Greene Mill Preserve community.
6. To provide uniform guidelines to be used by the CC in reviewing applications in light of the goals set forth in the Association Documents for the Greene Mill Preserve Homeowners Association, and actions of the Board of Directors.

B. ASSOCIATION DOCUMENTS

The basic authority for maintaining the quality of design in the Greene Mill Preserve community is founded in the Declaration, Bylaws and Articles of Incorporation (collective referred to as the "Association Documents"), which each Homeowner received at or prior to settlement. The intent of Association Documents is to assure residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the communities overall environment. Every Greene Mill Preserve property owner should receive a copy of the Association Documents in accordance with the Virginia Property Owners association Act Chapter 26, Section 55-512. These Documents are binding on all owners whether or not they have been read. They should be periodically reviewed and fully understood. The Association Documents established the Greene Mill Preserve Homeowners Association, and the CC.

C. ROLE OF THE GREENE MILL PRESERVE HOMEOWNERS ASSOCIATION AND CC

The role of the Greene Mill Preserve Homeowners Association, of which every resident is a member, is not only to own and maintain open space, but also to conserve and enhance the resources of the total Community.

The Association accomplishes these functions in a variety of ways, one of which is by insuring, through the CC, the retention of harmonious, though diverse, design qualities of the Community. Surveys of planned communities' show that providing this insurance is reflected in the preservation and enhancement of real estate values and is of prime importance to residents.

The CC performs its task of insuring aesthetic quality of the homes and their environments by establishing and monitoring the architectural review process.

They ensure that proposed exterior alterations comply with the objectives set forth in the Association Documents. This involves systematical review of all applications for exterior alterations submitted by residents.

From time to time, the Board of Directors may amend these Design Guidelines upon their discretion.

D. WHAT CHANGES MUST HAVE CC APPROVAL?

Article 7, Section 7.1 of the Declaration explicitly states, in part, that all exterior alterations require the approval of the CC:

"No building, fence, deck, wall, mailbox or other structure or improvement of any kind shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made (including, but not limited to, changes in color, changes or additions to driveways, or walkway surfaces and landscaping modifications) until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by a covenant committee."

This paragraph explicitly states that any change permanent or temporary to the exterior appearance of one's property must be approved by the CC. Further, once a plan is approved it must be followed or a modification must be approved in accordance with Article 7, Section 7.2 of the Declaration.

It is important to understand that CC approval is not limited to major alterations such as adding a room or deck to a house, but includes such items as changes in color and materials, etc. Approval is also required when an existing item is to be removed.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these Guidelines. A homeowner who wishes to construct a deck identical to one already approved by the CC is still required to submit an application.

E. CC REVIEW CRITERIA

The CC evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be for another. Design decisions made by the CC in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria, which represent in more specific terms the general standards of the Association Documents.

1. **Relation to the Greene Mill Preserve Open Space Concept**
Fencing, in particular, can have damaging effects on open space. Other factors such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off can also adversely affect the open space in Greene Mill Preserve.
2. **Validity of Concept**
The basic idea must be sound and appropriate to its soundings.
3. **Design Compatibility**
The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color, and construction details.
4. **Location and Impact of Neighbors**
The proposed alteration should relate favorably to the landscape, the existing structure, and the **neighborhood**. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes or access to neighboring property; decks or larger additions may cause unwanted shadows on an adjacent patio property or infringe on a neighbor's privacy.
5. **Scale**
The size (in three (3) dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings.
6. **Color**
Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as roofs and trim must be matching in color.

7. **Materials**

Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, vertical wood siding on the original house should be reflected in an addition. On the other hand, an addition with wood siding may be compatible with a brick house.

8. **Workmanship**

Workmanship is another standard, which is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Greene Mill Preserve Homeowners Association assumes no responsibility for the safety of new construction by virtue of design or workmanship.

9. **Timing**

The alteration authority granted by the application will be revoked automatically if the alteration requested has not commenced within six (6) months of such approval and completed within twelve (12) months of such approval. application.

F. AMENDMENTS TO THE DESIGN GUIDELINES

The Guidelines may be amended to provide clarification, reflect changed conditions, or technology. Owners should submit to the Greene Mill Preserve Homeowners Association requests for additions or changes to the Guidelines. The CC may conduct a yearly evaluation of the Guidelines to determine if amendments are required. Amendments proposed by the CC must be adopted by the Board of Directors.

G. APPLICATIONS

Application content requirements are spelled out under each of the following sections in this booklet. The application forms call for information helpful to the CC including any additional information, which may be useful in determining the scope and detail of the proposal. The signatures indicating awareness of two (2) neighbors must be supplied and the form signed. The two (2) signatures shall include those who are most affected because they are adjacent and/or have a view of the change. The CC may wave this provision, in whole or in part, if those lots affected are unoccupied.

All information requested on the application must be completed or the application will be considered incomplete and returned. A house location survey showing the proposed modification must accompany all applications for exterior modifications.

Unless specifically stated, an application is required for any exterior modification.

H. SITE PLAN

A site plan is required as part of most applications. A site plan is a scaled drawing of your lot (site) which shows exact dimensions of the property, adjacent properties if applicable and all improvements including those covered by the application. Contour lines are required where drainage is a consideration. In most cases, the site plan for single applications should be

developed from the house location survey provided to you when you purchase your home. More complex applications may require larger scale (20 or 10 scale) blowups of the plat plan or county approved development or site plans.

I. REVIEW PROCEDURE

All applications shall be mailed to the Association's Management Firm.

The Management Firm will check each application for complete information. If information that is pertinent for the review of the application is missing, the staff will return the application as incomplete.

If the application is complete, the review process begins.

The CC must act upon all applicants within thirty (30) calendar days after the staff has accepted it.

Applicants with special cases that require an interpretation of the application will be notified and asked to be present for the meeting concerning their case.

The decisions of the CC will be sent by letter to the address on the application. The CC decision is binding after ten (10) working days to allow time for the appeal process.

An appeals procedure exists for those affected by a CC decision: The first appeal should be made to the CC, a second appeal can be made to the Board of Directors.

Appeals will be heard if the applicant or those affected feel that any of the following criteria were not met by the Board when reviewing the application:

1. Proper procedures were followed during the administration and review process.
2. The applicant and any other affected residents attending the meeting were given a fair hearing.
3. The CC decision was not arbitrary, but had a rational basis. To initiate the appeals procedure the applicants, or other affected residents must submit a verbal request for an appeal within forty-eight (48) hours of the applicant receiving the CC decision, followed up with a written request within five working days. The CC has five working days to review the appeal. Therefore, final CC approval requires an additional ten days to become official after being tentatively approved.

J. MAJOR EXTERIOR CHANGES

Major alterations are generally considered to be those that substantially alter the existing structure either by subtraction and/or addition.

Major building alterations include, but are not limited to, rooms, screened porches, garages, pools, driveways, decks, and fences. Several types of changes may be combined on one application.

The design of major alterations should be compatible in scale, materials, and color with the applicant's house and adjacent houses. The location of major alterations should not impair the views, or amount of sunlight and natural ventilation on adjacent properties.

Pitched roofs must match the slope of the roof on the applicant's house.

New windows and doors should match the type used in the applicant's house and should be located in a manner which will relate well to the location or exterior openings in the existing house.

If changes in grade or other conditions which will affect drainage, are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials must be stored so that impairment of views from neighboring properties is minimized. Excess material should be immediately removed after completion of construction. No debris may be allowed to accumulate during construction.

Unless specifically stated, an application is required for an exterior change to property or houses. In most cases, only a single application is required. For extensive changes a preliminary application for conceptual approval needs to be submitted. Applications should generally include:

1. Site plan showing location of proposed structure, and relationship to property lines and adjacent houses.
2. Detailed drawings and plans including exterior elevations and dimensions. If required by the CC, a full set of architectural drawings must be included.
3. Description of materials including items such as type of siding on dwelling and proposed structure, colors, exterior lighting arrangements where applicable, etc.
4. Landscaping plans should include size and type of plants and how many will be planted.
5. It is required that formal applications include a duplicate of those documents which were submitted to Loudoun County for a building permit.
6. Estimated start and completion date.

K. MAINTENANCE REQUIREMENTS

Property ownership includes the responsibility for maintenance of all structures and grounds, which are a part of the property. This includes, but is not limited to, items such as mowing grass, removal of trash and structural maintenance. Maintenance affects the visual character and

economic values of the property and neighborhood, and in some cases, safety. A violation of maintenance standards is a violation of the Association Documents.

1. **Dwellings and Structures**

Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds, and play equipment.

While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following cases represent some of the conditions, which would be, considered a violation of the Association Documents:

- a. Peeling paint on exterior trim.
- b. Dented mailboxes or mailboxes and/or stands in need of repainting.
- c. Playground equipment which is broken or in need of repair.
- d. Fences with either broken or missing parts.
- e. Decks with missing or broken railings or parts, or parts in need of staining or painting.
- f. Cracked concrete or masonry block foundations.

Most residents undoubtedly would not allow any of the above conditions to exist, as they seek to preserve and protect their investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Greene Mill Preserve Homeowners Association expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in Greene Mill Preserve.

2. **Mowing**

Turf areas need to be mowed at regular intervals. Dumping of debris or lawn clippings on common areas/open space is prohibited.

Planted beds must be kept in a neat and orderly manner.

3. **Lawn and Garden Fertilization**

Special care should be taken not to over fertilize or to fertilize lawns and gardens when there is the least chance of run-off. In areas adjacent to ponds and waterways, fertilize in a manner to avoid runoff.

4. **Trash Removal**

Each resident is responsible for picking up litter on his property and/or debris on the common areas which originated from his property.

Removal of trash and debris from all Association areas accumulating from resident usage will be completed as necessary. Remember that the removal of trash costs the Association money, and voluntary neighborhood cleanup, in addition to controlling litter at the source saves everyone money.

5. **Erosion Control & Drainage Management**

Each resident is responsible for seeing that the lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion

problems which silt up ponds and stream valleys. Each resident is responsible to maintain proper drainage through his property and not block or hinder natural drainage from adjoining properties.

6. **Pesticides and Herbicides**

Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis should be placed on using organic/biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important along ponds and waterways, near neighborhood play areas and near adjacent residences. Avoid the use of pesticides and herbicides if at all possible, but when necessary, use with caution and follow instructions.

L. VIRGINIA PROPERTY OWNERS ASSOCIATION ACT (VA POAA)

The Virginia Property Owners Association Act requires the Association to make available to an owner or his authorized agent within fourteen days after receipt of a written request therefor and receipt of the appropriate fee, an association disclosure packet, which, upon receipt, the seller shall deliver to the purchaser. An association disclosure package which requires a statement as to whether any notice has been given to the seller that any improvement or alteration made to the lot, or uses made of the lot or common area assigned thereto, are in violation of any of the Associations governing instruments. It is important that Homeowners are in complete compliance with CC guidelines in order to avoid potential problems during the resale of your home.

M. VDOT RIGHT-OF-WAY

Most homes have a VDOT right-of-way between the curb and the property line. The size of the right-of-way varies, but is generally the first ten feet from the curb to the house. Your plat will show the location and size of the right-of-way. The right-of-way is owned by the State of Virginia. **The State does not allow any plants, mulch beds, rock gardens, irrigation systems, flower beds, trees, lawn ornaments, etc. to be located in the right-of-way. Anything placed in the VDOT right-of-way is in violation of State Law and the Greene Mill Preserve Design Guidelines.**

III. STANDARDS AND GUIDELINES

A. FENCES

1. General Guidelines

Fencing can be used to separate property, provide security, visual privacy, or to architecturally define space. In achieving any one of these goals, a barrier is created which has both a visual and a physical impact on the boundaries of common land and the properties of adjacent homeowners.

No fencing shall be permitted in the front yard of any Lot other than what may be installed by the Builder as part of the overall community landscaping. Generally, all side yard fencing must terminate within five feet (5') of the rear wall of the home. Any variation of this requirement will be reviewed on a case by case basis.

Fencing on shared property lines shall not be "doubled" to create a fence to fence situation. If an existing fence is bordering a proposed fence installation, the new fence should simply meet the existing fence, and not construct an additional fence on the same property line. In addition, consideration should be given to matching the fence style of an existing fence for a more harmonious look.

Landscaping may be required in order to soften the visual impact of fencing.

2. **Fence Types**

No chain link, mesh, barbed wire, stockade, or basketweave fences will be allowed. In addition, no alternating finished/unfinished, or horizontal board fences will be allowed. The intent of this provision is to prohibit horizontal boards other than supporting members. The finished side of the fencing must be on the outside of the fence. Allowable fence styles per lot type are shown on:

Town home fencing will not be allowed.

Rear Load Garage Homes will be allowed fencing limited to a 4' board on board style fence with a 1' lattice top.

All other single family homes will be limited to a 4' open style fence. Examples of acceptable fences are included. Other fence styles will be considered on a case by case basis. **See Exhibit A**

3. **Materials**

Fences shall be natural wood, vinyl, wrought iron, black powder coated aluminum or composite low maintenance and high quality materials. Fencing should match or blend with existing adjacent fencing. Gates should be compatible to fencing in design, materials, and height.

4. **Application**

An application is required and should include the following:

- a. Site plan showing the exact location of the fence.
- b. A description of materials to be used.
- c. Detailed drawing or picture of the fence style and measurements and dimensions of the fence, gates and pickets.
- d. A landscape plan if landscaping will be included to screen fence.
- e. Estimated start and completion date.

B. PATIOS AND DECKS

Patios and decks should be located in rear yards only. Patios and decks (including stairs, benches, planters, etc.) may not extend past the side plane of the home. Landscaping may be required to soften the visual effect of a patio or deck.

When patio or deck schemes include other exterior changes such as fencing, lights, planting, sheds, etc., other appropriate sections of these Standards and Guidelines should be considered during the completion of the application.

1. Ground Level Decks and Patios

An application is required for all patios and decks. Applications must include:

- a. Site plan showing the size of the patio and location as it relates to the applicant's house, adjacent houses, and property lines.
- b. Description of type of materials, color, grading, and drainage changes.
- c. Detail plan of landscaping if included.
- d. Estimated start and completion date.

2. Elevated Decks

Elevated decks will require handrails and must conform to all state and local requirements. Only vertical pickets will be approved for handrails. Any Decks (including stairs, benches, planters, etc.) may not extend past the side plane of the home.

Decks should be of quality grade wood, vinyl, or Trex or other similar synthetic material. Deck railings and pickets may be stained/painted in colors only that must be compatible with the existing trim of the house. Deck flooring may be a different color from the railings/pickets. A sample of color **MUST** be included with the application. Any alteration of the color of deck, railings and pickets **MUST** be submitted and approved by the CC.

3. Application

An application is required and should include the following:

- a. Site plan showing the relationship, including dimension, of the deck to the house, lot and adjacent properties.
- b. A description of materials to be used.
- c. Dimensions of railings, stairs, steps, benches, and other details as required to clearly describe proposal. Include height of deck above the ground.
- d. A detailed landscape plan if landscaping is included.

- e. Indicate whether or not under the deck will be used for storage. If so, indicate whether trellis work will be used.
- f. Estimated start and completion date.

C. STORAGE SHEDS

Storage sheds affect both an individual property and the neighborhood. As a result, all storage sheds must be compatible with both the architecture and landscape surrounding the house. Consideration must be given to lot size and the impact on views from neighboring properties.

The shed should be designed to appear as part of the house/landscaping/fence theme and may be part of a deck. Locate sheds in rear yards only. Shed should match the existing color scheme of the home or left natural. Sheds must be screened where visible by neighbors and should be placed within the foot print of the home. Specifics by home:

1. Townhome will not have sheds approved
2. Rear Load Homes may have sheds whose height does not exceed 66". The sheds should be placed against the home. Sheds against the fence will be considered in yards that are fully fenced. The shed will not be allowed if it is taller than the 5' fence that is allowed for this type of home.
3. Other Single Family Homes will be allowed sheds. They need to be placed against the rear of the home and generally should not be visible from the road. The sides of the shed should be screened from the neighbors view by a privacy fence not to exceed 72" in height or a natural landscape barrier that fully conceals the shed. Sheds should not exceed 8' in height or 8' in width or depth.

Plastic or metal sheds of any type will not be approved. Sheds may be placed under decks if screened with lattice or sufficient landscaping.

Applications must include at a minimum:

1. Signatures of all property owners affected by the proposed shed.
2. A site plan showing location and dimensions of the shed in relation to the applicant's house, property lines, and adjacent dwellings.
3. A description of materials to be used.
4. A detailed landscape plan
5. Detailed drawings and plans of the shed including colors.
6. Estimated start and completion date.

D. GREENHOUSES AND SCREENED PORCHES

Attached greenhouses and screened porches will be reviewed as room additions. Architectural drawings are required. See Section II (A) for application requirements.

Screened porches will be reviewed as room additions. Architectural drawings are required. See Section II (A) for application requirements.

E. SWIMMING POOLS

Only in-ground pools are allowed. Pools for swimming must be located in the rear of the house and approach the property line no closer than ten feet (10'), or the minimum standard set back required by Loudoun County, whichever is larger of the two.

A fence that meets the County requirements for pools and is compatible with the design style of the house will be required to enclose a swimming pool and to confine pool equipment. Approval of the fence is contingent upon completion of the pool. Appropriate landscaping is required to lessen the impact of the pool and fence. It is the responsibility of the owner to meet all County requirements.

Applications must include at a minimum:

1. Signatures of all property owners affected by the proposed pool.
2. A site plan showing location and dimensions of the pool other related equipment, fences, etc., in relation to the applicant's house, property lines, and adjacent dwellings.
3. Detailed drawings and plans of the pool, deck area, lighting arrangements, walkways, fences, etc., and pertinent information concerning water supply system, drainage and water disposal system.
4. Landscaping plan for outside (exterior) of fencing.
5. Estimated start and completion date.

F. PLAY EQUIPMENT

Creatively designed equipment is encouraged. The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Play Equipment must be placed in rear yards. Consideration must be given to lot size, equipment size and design, amount of visual screening, etc. Play structures must be constructed of natural wood or quality composite material in earth tone colors. No metal or plastic play equipment will be allowed. All swings, slides and awnings must be a dark color.

Applications must include at a minimum:

1. Signatures of all property owners affected by the proposed play equipment.
2. A site plan showing location and dimensions of the play equipment, in relation to the applicant's house, property lines, and adjacent dwellings.
3. Detailed drawings and plans of the play equipment include dimensions and measurements.
4. Estimated start and completion date.

G. BASKETBALL GOALS

Permanent basketball goals will not be allowed. Portable, temporary goals may be placed in the driveway or in the rear yard and must be removed when not in use for extended periods of time. Portable goals must be properly secured and may not be placed on sidewalks or streets or on any common areas.

An application is not required for the use of a portable basketball goal if the above guidelines are followed.

H. HOT TUBS/SPAS

An outside hot tub or spa requires an application which shall include the following information:

1. A site plan showing the location of the hot tub or spa and its relationship to existing structures, drainage, and property lines. Adequate drainage must be carefully evaluated for site selection approval.
2. Dimensions, type and color of proposed materials.
3. Proposed screening and landscaping plan.
4. Hot tubs and spas shall be located only in the rear yard behind the house and within 20 feet of the dwelling.
5. Hot tubs and spas shall be of a material that will blend with surrounding structures.
6. A childproof cover is required.

I. AIR CONDITIONERS – EXTERIOR UNIT

Air conditioning units extending from windows are prohibited.

Other exterior units may be added or relocated only when they do not interfere visually with neighbors. Exterior units shall be oriented so as not to discharge hot air onto neighbor's property. An application is required.

J. ANTENNAS AND SATELLITE DISHES

No exterior antenna, satellite dish or similar exterior improvement shall be maintained upon any lot unless written approval of the CC is obtained, however, the Association will not prevent access to telecommunication services in violation of applicable law. Every effort should be made to locate the Antenna so that it is not seen from the street, and, if on the ground, installed as close to the home as possible without interrupting transmission. Landscape screening may be required. Satellite dishes may not exceed one meter (39 inches) in diameter.

An application is required for any satellite, antenna, or similar use. An application should include the intended location of the dish on a site plan, and appropriate screening, if necessary.

K. ATTIC VENTILATORS AND METAL FLUES

Attic ventilators and turbines must be placed on the least visible side of the roof peak.

An application is required for new attic ventilators, turbines and metal flues/vents.

L. CHIMNEYS

Chimney caps must be painted and any vent through the roof must be painted to match roof color. Applications must include the following:

- a. Site plan showing the relation of chimney to the house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of chimney to include dimensions.
- c. Color and style of house.
- d. Description of materials being used to construct chimney. If brick is being used and there is brick already on the house, then the brick colors must match.
- e. Estimated start and completion date.

M. CLOTHESLINES

Clotheslines will not be allowed.

N. COMPOST PILES

Compost piles will not be allowed.

O. EXTERIOR DECORATIVE OBJECTS

An application must be provided for any natural or man-made exterior decorative objects. Applications must include dimensions, materials, colors and, if at all possible, a photo or diagram of the object. These include, but are not limited to, bird baths, wagon wheels, sculptures, fountains, ponds, etc.

Holiday ornaments are allowed during holiday seasons. They may be installed no more than one month prior to the holiday and must be removed within one month after the holiday. Holiday lighting must follow the Guidelines under "Exterior Lighting".

P. EXTERIOR LIGHTING AND ELECTRONIC INSECT TRAPS

Exterior lighting, in addition to that initially provided on the house, may be desired to enhance a deck or patio or to improve visibility on a driveway. Lights added to the front of a home must match or complement existing lighting and be unobtrusive in nature with a black or dark green finish. Lighting in the front or rear yard must be placed so that light does not shine outside the property in a manner, which could disturb neighbors. In particular, care must be taken in arranging the angle of a spotlight.

Temporary decorative holiday and festive lighting does not need approval. However, lighting may be installed no earlier than one month prior to use and must be removed within one month after the holiday or function. Permanent installation is not allowed.

Electronic insect traps will be regulated based on the same criteria as for exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause

discomfort to adjacent owners from noise and may only be operated during those times when the immediate area protected by the trap is operated by the owner or his guests.

A completed application requires the following information:

- a. Site plan showing the relation of the insect trap or lighting to house, property line, and adjacent neighbors.
- b. Picture and/or detailed drawing of the insect trap and lighting to include all dimensions and height of fixture above ground.
- c. State wattage of bulb to be used.
- d. Estimated start and completion date.

Q. EXTERIOR PAINTING

Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing, and other appurtenant structures. Change of exterior color for homes should relate to the colors of the houses in the immediate area. Repainting or staining a specific object to match its original color need not be submitted.

A completed application requires the following information:

- a. List of all exterior colors on the house and appurtenant structures.
- b. A color sample of the new color to be used.
- c. Estimated start and completion date.

R. FIREWOOD

Firewood may be stored outside if stacked neatly on a platform directly behind the house. Firewood may not be stacked in the front of the house, side of the house, or on Common Areas. In certain cases, screening may be required.

If the above guidelines are followed, an application is not required.

S. FLAGPOLES

Permanent, freestanding flagpoles will not be allowed.

Temporary flagpole staffs, which do not exceed six feet (6') in length and are attached at an incline to the front wall or pillar of the house, need not have an application.

T. GARAGE DOORS

As a matter of courtesy to your neighbors, garage doors should be left in a fully closed position when the garage is not being accessed by the Lot owner.

U. GUTTERS AND DOWNSPOUTS

Gutters and downspouts must match the color of the siding on the house and design and must not adversely affect drainage on adjacent properties. No application is required.

V. LANDSCAPING

An application is required for hedges more than two feet (2') in height or eight feet (8') in length, or other trees or features which in effect become structures, fences or screens and as part of other applications where required.

Applications should include a description of the types and sizes of landscaping to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.

An application is not required for planting flowers, bushes or trees that do not create a fence or screen.

Any landscape enclosure or border must be made of natural materials and blend into the design and quality of the home. An application is required for any enclosure or border over six inches (6") high. Include a site plan with the location of enclosure drawn in, and information on landscaping plans and any grading changes.

W. VEGETABLE GARDENS

Vegetable gardens must be located in rear yards only and not visible from the street or neighboring lots. Gardens must be neatly maintained; this includes removal of all unused stakes, trellises, and dead growth.

An application is not required if it the above guidelines are followed.

X. MAILBOXES

No modifications to mailboxes will be allowed. Any repairs or replacement required must match the original builder installed mailbox.

Y. GRILLS

All outdoor cooking equipment must meet Loudoun County code and should be located in the rear yard only at least ten feet (10') from any property line.

Z. REAL ESTATE SIGNS

Real Estate signs must meet County regulations with respect to size, content and removal. Signs may only be placed in the front yard of the property available. No signs may be placed on any lot or common area except real estate signs. An application is not required.

AA. RECREATIONAL VEHICLES

No recreational vehicle may be parked or stored in open view on residential property, public or private streets, or on open space.

The Board of Directors has defined "recreational vehicle" as follows:

- a. Any boat or boat trailer.
- b. Any motor home or other self-contained camper.

- c. Any camper slip-ons where the camper backs are higher than the roof line of the cab of the truck.
- d. Any mobile home, trailer or fifth wheel trailer.
- e. Any pop-up camp/tent trailer or other similar recreation oriented portable or transportable facility or conveyance.
- f. Any other vehicle not defined above which could not normally or regularly be used for daily transportation including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.
- g. Any vehicle that is included in the Loudoun County code as being defined as commercial.
- h. Any vehicle that has commercial signs or advertising or commercial equipment visible.
- i. Any private or public school or church buses.

BB. STORM DOORS AND WINDOWS

Storm/screen doors on the front of houses must be full view glass without ornamentation such as scrolls, imitation gate hinges, ornamental grillwork or scallops. Doors must be the same color as the entry doors or surrounding trim. Doors with less than full view are not allowed. Three-quarters view clear glass storm/screen doors may be used on the rear of the house if the door is not visible from the street.

Storm and screen window frames should match the trim color of the house, or white is acceptable.

An application for storm doors and windows is not required if the above guidelines are followed.

CC. SUN CONTROL DEVICES

Sun control devices including awnings and sunscreen film on windows are not allowed.

DD. TRASH CANS AND RECYCLING BINS

Trash cans and recycling bins must be stored out of sight at all time. Trash cans and recycling bins must be removed from view following emptying and should not be stored in front of the house or remain in public view on non collection days.

Containers shall be placed for pickup no earlier than sunset on the night proceeding scheduled collection days. All trash must be placed in containers manufactured for trash storage purposes. Paper products or plastic bags are not suitable for trash storage.

GREENE MILL PRESERVE HOMEOWNERS ASSOCIATION

IV. INSTRUCTIONS FOR APPLICATION FOR EXTERIOR MODIFICATION

WHAT TO INCLUDE IN AN APPLICATION FOR EXTERIOR MODIFICATIONS:

House Location Survey

A copy of your house location survey **MUST** be included for new construction and additions to a present structure on the lot. Please submit plat for decks, fences, patios, play houses, sheds, landscaping, etc. The location of the proposed structure **MUST BE DRAWN ON THE HOUSE LOCATION SURVEY**. Drawings should be to scale. Plats are not required for paint changes, storm doors/windows, or other such modifications.

Detailed Drawings

A full set of architectural drawings must be included for some changes such as decks, fences, patios, etc. Landscaping plans including size and type of plants as well as number to be planted must be included.

Dimensions

Provide all dimensions, including height, roof slope, etc. on new construction.

Description of Materials

Provide a list of all materials to be used in the proposed construction.

Description of Colors

Applications for colors which are not the original color of house and/or trim **MUST** be accompanied by actual color samples and not photos.

Photographs

Photographs of existing conditions are helpful to the Covenant Committee.

Drainage

Changes in grade or other conditions that will affect drainage **MUST** be indicated. Applications may be disapproved if adjoining properties are adversely affected by drainage changes.

Signatures of Property Owners

Obtain signatures of all property owners who will be most affected by the change. A minimum of **TWO** signatures is required with the application.

GREENE MILL PRESERVE HOMEOWNERS ASSOCIATION

V. APPLICATION FOR EXTERIOR MODIFICATION

APPLICANT'S NAME: _____

ADDRESS OF PROPOSED CHANGE: _____ LOT # _____

HOME PHONE: _____ WORK PHONE: _____

FIRST SUBMITTAL: YES: _____ NO: _____ RESUBMITTAL: YES: _____ NO: _____

INSTRUCTIONS TO APPLICANT:

1. Consult the Design Guidelines for specific requirements for each proposed change.
2. Submit application form, drawings, and other required documents in duplicate to:

Greene Mill Preserve Homeowners Association
c/o Service First Management & Consulting, Inc.
12084 Cadet Court
Manassas, Virginia 20109

Describe proposed changes (attach additional sheets if needed):

Obtain signatures of adjoining property owners who will be most affected by the change: (Minimum of 2)

Name	Address	I acknowledge that I have been advised of this change
_____	_____	_____
_____	_____	_____
_____	_____	_____

Estimated Start Date: _____ Estimated Completion Date: _____
(Allow 30 days for CC approval prior to start date)

1. I agree that compliance with Greene Mill Preserve Homeowners Association Design Guidelines and approval by the CC does not constitute compliance with county building and zoning codes, and CC approval shall not be construed as a waiver or modification of any code restriction.
2. I agree that no changes will be started until written approval of the CC has been received by me, and that if changes are made, I will be required to return the property to its former condition at my own expense.
3. I agree that members of the CC shall be permitted to enter upon my property if requested for the purpose of inspection of the proposed change, the project in progress, and the completed project.
4. I agree that the authority granted to make the proposed changes will be revoked automatically if the changes requested have not commenced within six (6) months of the approval date and completed within six (6) months thereafter.

HOMEOWNER'S SIGNATURE: _____ DATE: _____

GREENE MILL PRESERVE HOMEOWNERS ASSOCIATION

VI. POLICY RESOLUTION NO. 2 - ENFORCEMENT PROCEDURE

WHEREAS, Article 4, Section 4 of the Bylaws states that the business and affairs of the Association shall be managed by the Board of Directors (the "Board");

WHEREAS, Article 4, Section 4 of the Bylaws empowers the Board to adopt and enforce rules and Rules and Regulations; and

WHEREAS, for the benefit and protection of the Association and of its members (the "Members"), the Board deems it necessary and desirable to establish a procedure to ensure due process in cases involving compliance by a Member or resident of the subdivision with provisions of the Declaration, the Bylaws or the Rules and Regulations of the Board.

NOW, THEREFORE, BE IT RESOLVED THAT the following Enforcement Procedure is hereby adopted by the Board of Directors.

I. PROCEDURE

A. Initial Actions to Secure Compliance. If any Member believes that a violation of the Rules and Regulations exists, such Member shall first informally request that the Member causing or allowing such alleged violation to occur, cease or correct any act or omission which appears to be in violation of the Rules and Regulations. Such informal request shall be made before the formal process is initiated in some cases, but shall not be a condition precedent to the initiation of the formal enforcement procedures set forth below. If the informal request does not result in the correction of the act or omission which appears to be in violation of the Rules and Regulations, a written complaint setting forth in detail the specifics of the alleged violation, including the underlying facts of the alleged violation, the dates of the alleged violation and the specific provisions of the Rules and Regulations that are alleged to have been violated, may be filed with the CC.

B. Preliminary Investigation. Upon receipt of a written complaint alleging a violation of the Rules and Regulations, the CC may request the Managing Agent, if any, or a member of the CC to make a preliminary investigation as to the validity of the complaint and promptly report the findings to the members of the CC. The CC shall receive the report concerning the alleged violation and determine, in the sole and absolute discretion of the CC, the appropriate disposition of the matter.

C. Request for Abatement or Corrective Action by the CC. In the event that the CC determines that there is reason to believe that a violation of the Rules and Regulations has occurred and determines that corrective action is necessary, the CC shall comply with the following procedures:

(1) Written Request. A written request (the "Notice of Violation") shall be prepared and sent by the CC, or any other designated agent of the Association, to the Member alleged to have caused or allowed the occurrence of the violation of the Rules and Regulations. The Notice of Violation shall set forth (a) the facts of the alleged

violation and the specific provision of the Rules and Regulations alleged to have been violated, (b) the action to be ceased or the action required by the CC to be taken to correct the violation; and (c) a time period, not less than 15 days after the mailing of the written request during which the violation may be abated without sanctions or a statement that any further violations of the same provision may result in the imposition of sanctions after notice and hearing.

(2) The Notice of Violation shall be mailed to the Member alleged to have caused or allowed the occurrence of the violation of the Rules and Regulations at the address on file with the CC, and to the resident of the property, if not a Member.

(3) A copy of the Notice of Violation shall be filed in the Associations records.

D. Failure to Comply with Request. If the Member to whom a Notice of Violation has been sent does not cease and desist from causing or allowing the violation to occur fails to take the actions requested by the CC to cure the alleged violation, then the CC shall, if the CC determines that further action is necessary, comply with the following procedures:

(1) The CC shall serve a notice ("Notice of Hearing") on the Member (the "Respondent") alleged to have caused or allowed the occurrence of the violation set forth in the Notice of Violation. The Notice of Hearing shall advise the Respondent (a) that the CC believes that the Respondent has caused or allowed a violation of the Rules and Regulations to occur, as set forth in the Notice of Violation, (b) of the nature of the sanctions that may be imposed on the Respondent by the CC as a result of the alleged violation of the Regulation, (c) that the CC will hold a hearing concerning the alleged violation, (d) that the Respondent has the right to be present at such hearing and may be represented by counsel if the Respondent so desires, (e) that the Respondent shall be entitled to deny the allegations set forth in the Notice of Violation and present evidence and witnesses in support there, and (f) of the date, time and place of such hearing.

(2) The Notice of Hearing shall be served on the Respondent not less than 14 days prior to the date of the hearing. Service of the Notice of Hearing shall be made by hand delivery or by first class United States certified mail, return receipt requested, to the Respondent at the address or addresses to which notices of meeting of the Association are to be delivered, and, in the case of Respondents who are not residents, to the property address as well. Service by mailing shall be deemed effective 3 days after such mailing in a regular depository of the United States mail, first class postage prepaid. No order adversely affecting the rights of the Respondent has been served as provided herein.

(3) If the Respondent promptly advises the CC that they cannot, for good cause shown, attend the hearing on the set date and indicates times and dates on which they would be available, the CC shall reset the time and date of hearing and promptly deliver notice of the new hearing date to the Respondent by regular mail.

E. Hearing. The hearing shall be conducted in closed Session by the CC and shall afford the Respondent an opportunity to present a defense against the alleged violation of the Rules and Regulations. The following procedure shall apply to the hearing:

(1) Proof of service of the Notice of Hearing shall be placed in the minutes of the

meeting. Such proof shall be deemed adequate if the date and manner of delivery, is entered by the party who caused service of such notice to be made on the Respondent. Service of Notice of Hearing shall be deemed by the Respondent if the Respondent appears at the meeting for any purpose other than to contest the proper service of the Notice of Hearing. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

(2) At the commencement of the hearing, the CC shall select a person to serve as the hearing officer and preside over the hearing. Such hearing officer need not be a Member of the CC. At the beginning of the hearing, the hearing officer shall explain the rules and procedures by which the hearing is to be conducted. The CC may determine the manner in which the hearing will be conducted, so long as the rights set forth in this section are protected. The hearing need not be conducted according to technical rules relating to evidence and witnesses. Generally, any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions.

(3) The Respondent shall have the right to do the following, but may waive any or all of these rights:

- a. make an opening statement;
- b. introduce evidence, testimony, and witnesses;
- c. cross-examine opposing witnesses by directing questions to the hearing officer;
- d. rebut evidence and testimony; and
- e. make a closing statement.

(4) After the testimony and evidence has been presented to the CC, the CC shall vote upon the matter. Agreement of a majority of those voting shall be required for a decision. The decision shall be made promptly after the hearing. The CC shall prepare written findings of fact within 7 days after the hearing. A copy of the findings and decision shall be mailed by regular mail to the Respondent. A summary of the decision, excluding names of persons involved and addressing only the issue and the CC decision shall be included in the CC Minutes.

F. Appeal. Upon receipt of a written request therefore made within ten days after the date of an action by the CC, the Board may afford any Respondent deemed by the Board to have standing as an aggrieved party the right to appeal to the Board, and the Board may reconsider, review, modify or reverse any action taken by the CC.

G. Sanctions. The sanctions which may be imposed by the CC include, but are not limited to, assessment of special charges of \$50.00 per single offense, or \$10.00 per day for a continuing offense. Such special charges, if not promptly paid, shall constitute a lien on the owner's lot and may be subjected to collection as set forth in the Declaration and Bylaws of the Association.

II. INTERPRETATION

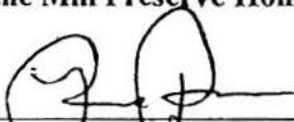
This Resolution is intended to serve as a protection to Members to ensure that their rights are protected and to serve as a guideline for the CC as it carries out its duties to enforce the Rules and Regulations. The CC may determine the specific manner in which the provisions of this Resolution are to be implemented, provided that due process is afforded. Any inadvertent omission or failure to conduct any proceeding in the exact conformity with this Resolution shall not invalidate the results of such proceeding, so long as a prudent and reasonable attempt has been made to ensure due process according to the general steps set forth in this Resolution.

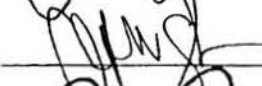
III. LEGAL ACTION

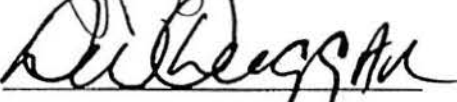
Notwithstanding any provision of this Resolution, the Association may initiate legal action at any time without following the procedures set forth herein if, in the judgment of the CC, the interests of the Association so require.

The foregoing Resolution is hereby adopted, without meeting, by all the Members of the Board of Directors:

Greene Mill Preserve Homeowners Association

By:  _____ Date: 10/14/10

By:  _____ Date: 10/18/10

By:  _____ Date: 10/26/10

GREENE MILL PRESERVE HOMEOWNERS ASSOCIATION

VII. POLICY RESOLUTION NO. 3 - RULES AND REGULATIONS PERTAINING TO COLLECTIONS

**(Relating to Collection of Annual Assessments,
Special and Additional Assessments and Delinquent Payments)**

WHEREAS, Article 5, Section 5 of the Declaration creates an assessment obligation for Owners.

WHEREAS, Article 5, Section 5 of the Declaration empowers the Board to make assessments against Lot Owners for the management and upkeep of the property, for services to the Lots and Owners, for the maintenance of adequate reserves, or for meeting other obligations of the Association established pursuant to the Declaration. The Board of Directors shall establish an Annual Assessment rate for each Lot for Common Expenses, in an equal amount against all Lots subject to the Assessment.

WHEREAS, Article 6, Section 6 of the Declaration specify the types of remedies the Association may seek when an Owner is in default under the terms of the Declaration and Bylaws; and

WHEREAS, there is a need to establish orderly procedures for the billing and collection of said assessments.

NOW THEREFORE, BE IT RESOLVED THAT the Board duly adopt the following assessment procedures:

I. ROUTINE COLLECTIONS

A. All monthly installments of the annual assessments shall be due and payable in advance on the first day of the applicable month; all additional or special assessments shall be due and payable on the first day of the next month which begins more than ten days after delivery or mailing to the Lot Owner of notice of such special assessment or as specified in the note ("Due Date").

B. All documents, correspondence, and notices relating to the charges shall be mailed to the address which appears on the books of the Association or to such other address as is designated in writing by an Owner. Notices of special assessment shall be sent by first class mail postage prepaid. Non Resident Owners shall furnish the Board of Directors with an address where mail will be promptly received by the Owner.

C. Non-receipt of payment coupons shall in no way relieve the Owner of the obligations to pay the amount due by the Due Date.

II. REMEDIES FOR NON-PAYMENT OF ASSESSMENTS

A. Pursuant to Article 6, Section 6 of the Declaration, any assessment, or installment thereof, not paid within 10 days after the Due Date shall accrue a late charge of \$25.00. A late fee shall only be imposed once for the same delinquent period.

If a check is returned to an Owner because it has been improperly filled out (including but not limited to missing signature, amounts do not match, post dated) and is not resubmitted to the Association within 10 days after the Due Date, the late fee will be added.

B. Furthermore, pursuant to Article 6, Section 6 of the Declaration, if a Lot Owner defaults in paying any sum assessed against his/her Lot, which continues for a period in excess of 10 days, the assessment shall bear interest from the due date at a rate not to exceed that interest rate then charged by the IRS on delinquent taxes from the date of delinquency. The Board of Directors may determine to establish different late fees or interest rates subject to the limitations imposed by law. The imposition of interest shall not preclude collection of a late charge.

C. A "Late Notice" shall be sent to Owners who have not paid assessment in full within ten (10) days after the due date, if directed by the Board of Directors.

D. No additional notice of the imposition of interest, and late fees, need be provided to the Owner other than the Late Notice as set forth in Article 6 of the Declaration. Such interest and late fees, shall constitute a lien upon the Lot of the defaulting Owner.

E. If a check is not honored, and is returned, and an assessment due and owing is not otherwise received in the applicable time period as provided in paragraph II A - B above, the account shall be deemed late and the late fee and interest shall be added. In addition, a \$35.00 return check charge will be added.

F. If payment in full of any assessment payable in installments including annual assessments, special assessments, late fees, and returned check charges and interest is not received by the Association or its appointed agent by the 60th day after the Due Date, the account will be referred to an attorney for collection and a "Notice of Intent to Accelerate Installments and File Lien" shall be mailed to the Owner at the address listed on the books of the Association, or other address as furnished by the Owner, via Certified Mail, return receipt requested, with all costs added to the delinquent Owner's account.

G. If payment in full of any assessment payable in installments including annual assessments, special assessment, interest charges, late fees, and returned check charges, is not received by the Association or its duly appointed agent within 10 days after the "Notice of Intent to Accelerate Installments and File Lien" has been issued, then the remaining installments of the annual assessments shall be accelerated and declared due and payable in full. Interest as indicated in Article 12 Section 1(e) hereof shall be added at the time of the acceleration, and a memorandum of lien shall be filed by Counsel with the Loudoun County General District Court. The Owner shall be so notified with a copy of the memorandum of lien, and counsel shall also notify the Mortgagee, if known. The cost of filing the memorandum of lien will be added to the account.

H. Counsel for the Association shall take other appropriate legal action as directed in writing, by the Board, including but not limited to suit and foreclosure.

I. If the Association receives from any Owner, in any accounting year, two or more returned checks for payments of assessments, and the Board may require all future payments to

be made by certified check or money order for the remainder of the fiscal year. A \$35.00 charge will be made for every returned check. Action may also be taken under Chapter 26, Section 55-516, of the Code of Virginia, at the discretion of the Board.

J. All costs incurred by the Association as a result of any violation of the Declaration, By-laws, or Rules and Regulations of the Association by an Owner, his family, employees, agents or licensees, shall be specifically assessed against such Owner. Such costs include, without limitation, legal or administrative expenses (regardless of whether suits or liens are filed) resulting from an Owner's failure to pay assessment when due or from any other default referred to in this paragraph II J.

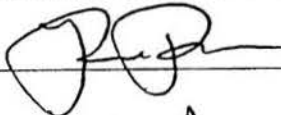
K. The Board may grant a waiver of any provision herein upon petition in writing by an Owner alleging a personal hardship. Such relief granted an Owner shall be appropriately documented in the files with the name of the person or persons representing the Board granting the relief and the conditions of the relief. Waiver shall be made on a case-by-case basis upon review of particular circumstances. Further, waiver on one occasion shall not be deemed or construed as a waiver in any future instance of delinquency.

L. The Board hereby authorizes the Managing agent to waive the imposition of interest and late fees, on payments received by the Managing Agent 10 days after the Due Date only if, in the judgment of the Managing Agent, the delinquent Owner has owned the Lot for less than one month at the time of the delinquency and the Managing Agent determines the delinquency was the result of a misunderstanding of the correct procedures relative to payment of the assessment. Further, such a waiver may be granted only once to any delinquent Owner.

- M. Payments received from an Owner will be credited in the following order of priority:
1. Charges for attorney's fees and costs.
 2. Late Fees.
 3. All interest accrued.
 4. All other charges incurred by the Association as a result of any violation of the Declaration, By-laws, or Rules and Regulations, by an Owner, his family, employees, agents or licensees.
 5. The monthly assessment for each lot, including special assessment due, as applicable.

The foregoing Resolution is hereby adopted, without meeting, by all the Members of the Board of Directors:

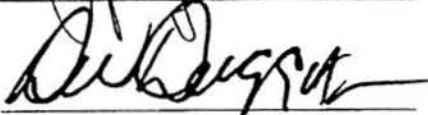
Greene Mill Preserve Homeowners Association

By:  _____

Date: 10/14/10

By:  _____

Date: 10/18/10

By:  _____

Date: 10/25/10

GREENE MILL PRESERVE HOMEOWNERS ASSOCIATION

VIII. POLICY RESOLUTION NO. 4 - RULES AND RULES AND REGULATIONS PERTAINING TO PETS

WHEREAS, Article 4, Section 4 of the Bylaws states that the business and affairs of the Association shall be managed by a Board of Directors;

WHEREAS, Article 4, Section 4 of the Bylaws empowers the Board to adopt and enforce rules and Rules and Regulations; and

WHEREAS, for the benefit and protection of the Association and of the individual owners, the Board deems it necessary and desirable to establish rules and Rules and Regulations regarding pets.

NOW, THEREFORE, BE IT RESOLVED THAT the following Rules and Rules and Regulations are hereby adopted:

1) No livestock, poultry or other animals shall be kept or bred on any Lot, and in no event shall any stable, hatch, barn, coop or other housing or shelter for animals or for the storage of materials be placed or maintained upon any Lot, except on Conservancy Lots as allowed by the applicable Zoning Ordinance and approved in writing by the Covenants Committee. Notwithstanding anything to the contrary herein contained, except to the extent prohibited or restricted by the Owner of any Lot, dogs, cats and other household pets may be kept on the Property provided that such household pets are subject to Loudoun County regulations and the rules and regulations established by the Board of Directors and further provided that said pets are not raised or bred for any commercial purposes. The Association hereby grants authority to Loudoun County to enforce County leach and pet regulations. Pet owners will be responsible for cleaning up the waste created by their pets in Common Area. Owners shall be permitted to walk their pets within the Common Area on a leash.

Pets shall be restrained and controlled as required by ordinance now or hereafter promulgated by Loudoun County, Virginia. All pets shall be registered and inoculated as required by law. The appropriate authorities of Loudoun County are hereby granted an easement across the Property to enforce local animal control ordinances.

2) All pets must be on a leash, carried, or under the direct control of the owner when on Common Area or on property directly adjacent to Common Property or other Lots, at all times.

3) Each owner or his family member or lessee responsible for a pet being on the property shall promptly remove and dispose of any pet droppings deposited on common areas, or on the property of other homeowners. No owner shall permit pet waste to accumulate on their individual property, or to allow unhealthy, unsightly, or unsafe conditions to persist resulting from the housing of a pet, whether permanently or temporarily.

4) Any Owner who keeps or maintains any pet upon any portion of the Property shall be deemed to have indemnified and agreed to hold the Association, each owner and the Declarant free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Property.

The foregoing Resolution is hereby adopted, without meeting, by all the Members of the Board of Directors:

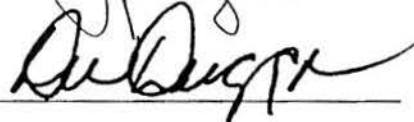
Greene Mill Preserve Homeowners Association

By:  _____

Date: 10/14/10

By:  _____

Date: 10/18/10

By:  _____

Date: 10/25/10

GREENE MILL PRESERVE HOMEOWNERS ASSOCIATION

**IX. POLICY RESOLUTION NO. 5 - RULES AND REGULATIONS REQUIRING USE
OF RESIDENTIAL LEASE FORM**

WHEREAS, Article 4, Section 4 of the Bylaws empowers the Board of Directors to adopt and enforce rules and Rules and Regulations governing the use of the community, and

WHEREAS, it would be beneficial to the community as a whole to ensure that the tenants are aware of and abiding by the governing documents:

NOW THEREFORE BE IT RESOLVED that:

All written leases of property within Greene Mill Preserve Homeowners Association shall contain a provision advising the tenant of his obligation to abide by the provisions of the governing documents and rules and Rules and Regulations, provide that failure to comply constitutes a default under the lease, and certifying that the tenant has received a copy of the Association Rules and Rules and Regulations discussed herein.

All homeowners who lease to another a home within the Association must, within five (5) days of execution of the lease, file a copy of the lease with the Board of Directors at the following address: Greene Mill Preserve Homeowners Association c/o Service First Management and Consulting, Inc., 12084 Cadet Court, Manassas, Virginia 20109 and any homeowner failing to provide a copy of an executed lease within five (5) days of the effective date of this Resolution, or the execution of a new lease, will be in violation of this Resolution.

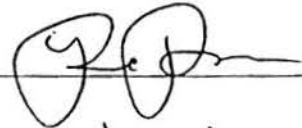
In the event that property within Greene Mill Preserve Homeowners Association is leased without use of a written lease, the owner of the property must provide to the Association at least five (5) days prior to the tenant's occupation of the premises, or within five (5) days of the effective date of this Resolution, a written statement signed by the owner and the tenant certifying that the tenant has received a copy of the governing documents and rules and Rules and Regulations and that the tenant understands that he/she must abide by the provisions of such documents.

Any homeowner failing to comply with this Resolution may be subjected to a charge for each day in which the violation persists and any other penalties or remedies as are available to the Association, after notice and hearing.

The owner shall be held responsible for any charges or penalties incurred by or imposed as a result of the action or inaction of his tenant and all such charges may become a lien against the property of the owner if unpaid.

The foregoing Resolution is hereby adopted, without meeting, by all the Members of the Board of Directors:

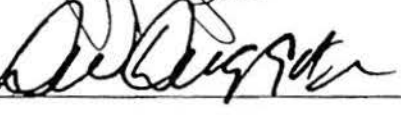
Greene Mill Preserve Homeowners Association

By: 

Date: 10/14/10

By: 

Date: 10/18/10

By: 

Date: 10/25/10

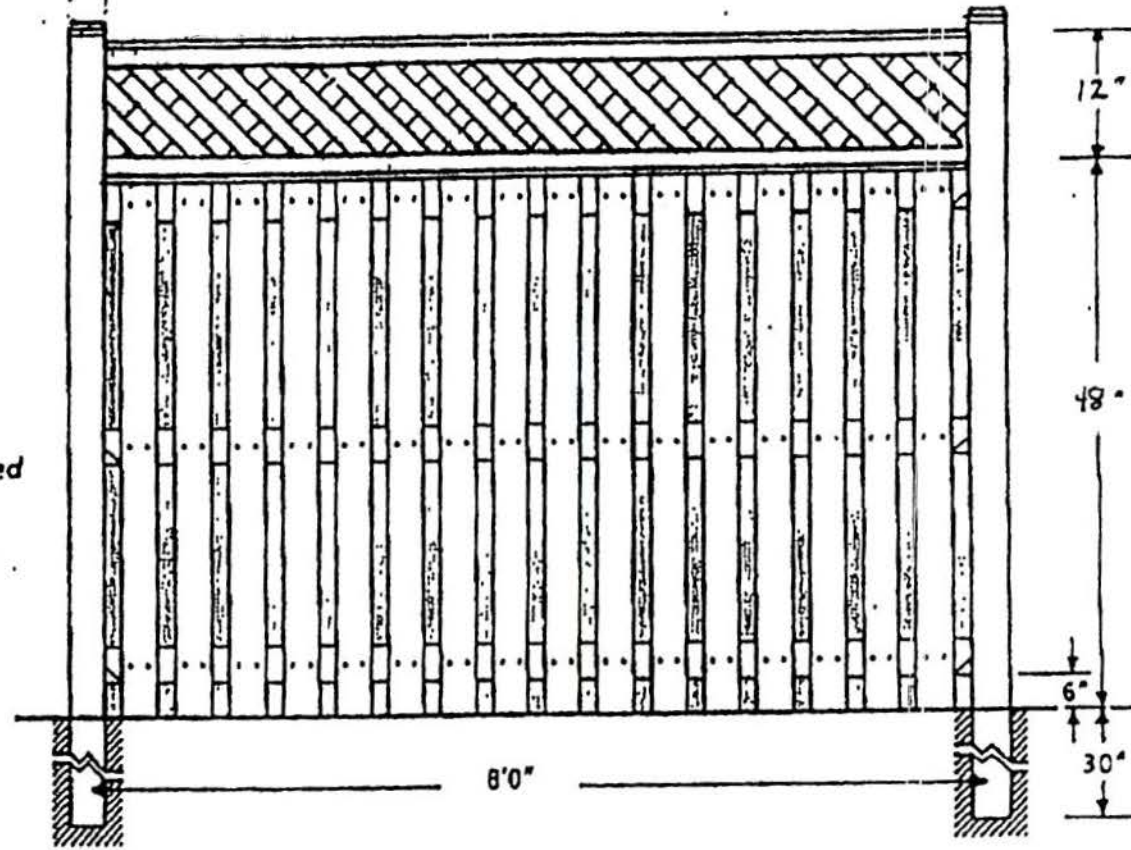
GREENE MILL PRESERVE HOMEOWNERS ASSOCIATION

EXHIBIT "A" - ALLOWABLE FENCE STYLES

REAR LOAD SFH

BOARD ON BOARD

Aluminum
Post Cap & Galvanized
Support Bracket



12"

48"

6"

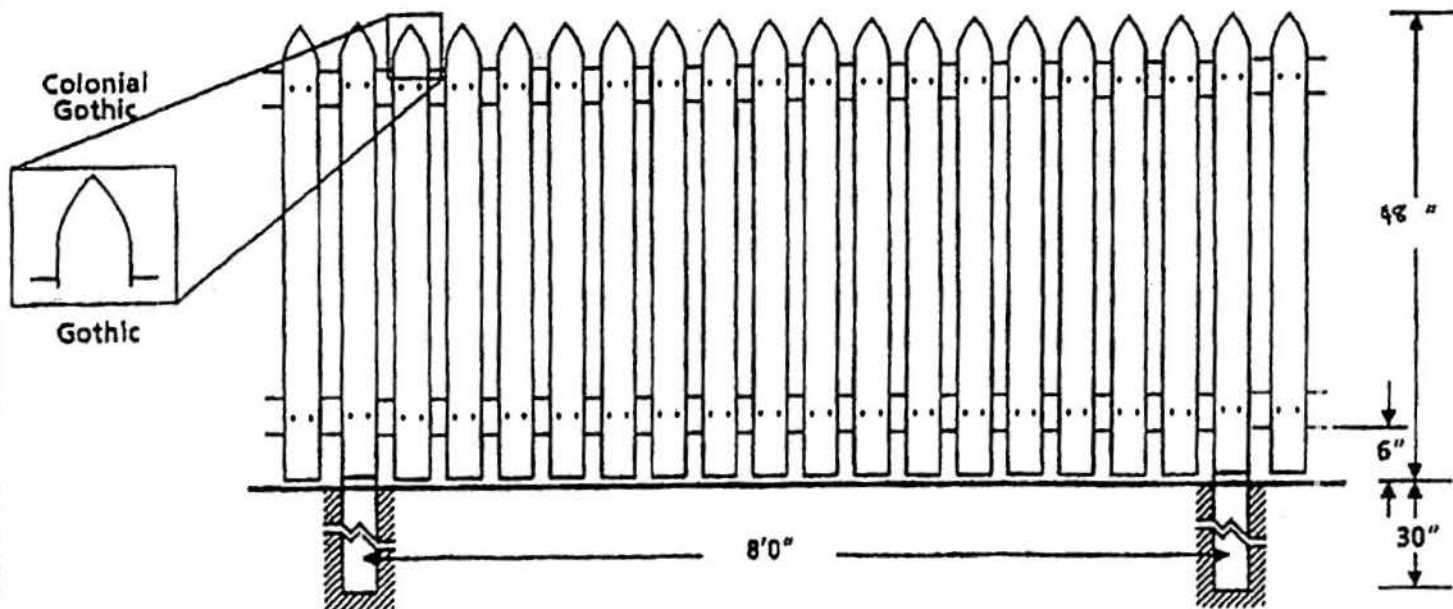
30"

8'0"

SINGLE FAMILY HOME

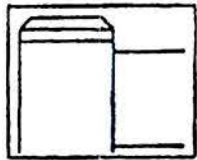
SPACED PICKET

Top View -- Panels face-nailed to posts.

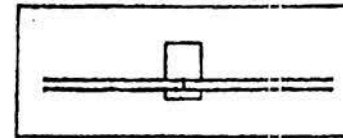


SINGLE FAMILY HOME

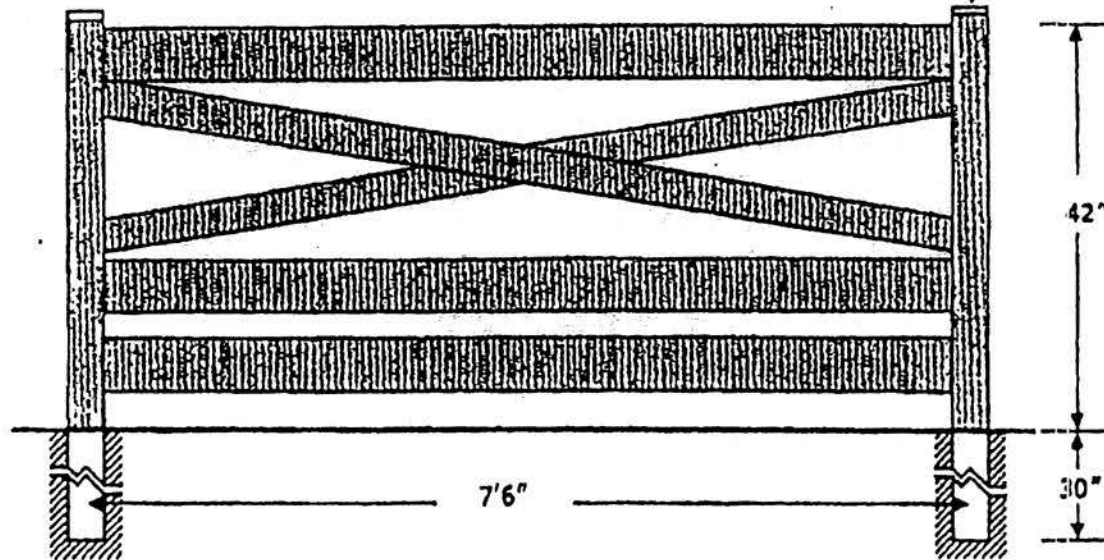
5 BOARD ESTATE



Aluminum
Post Cap



Fascia Board



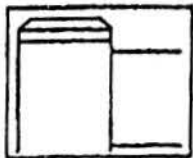
7'6"

42"

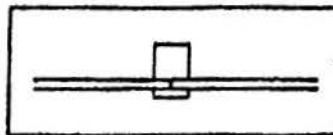
30"

SINGLE FAMILY HOME

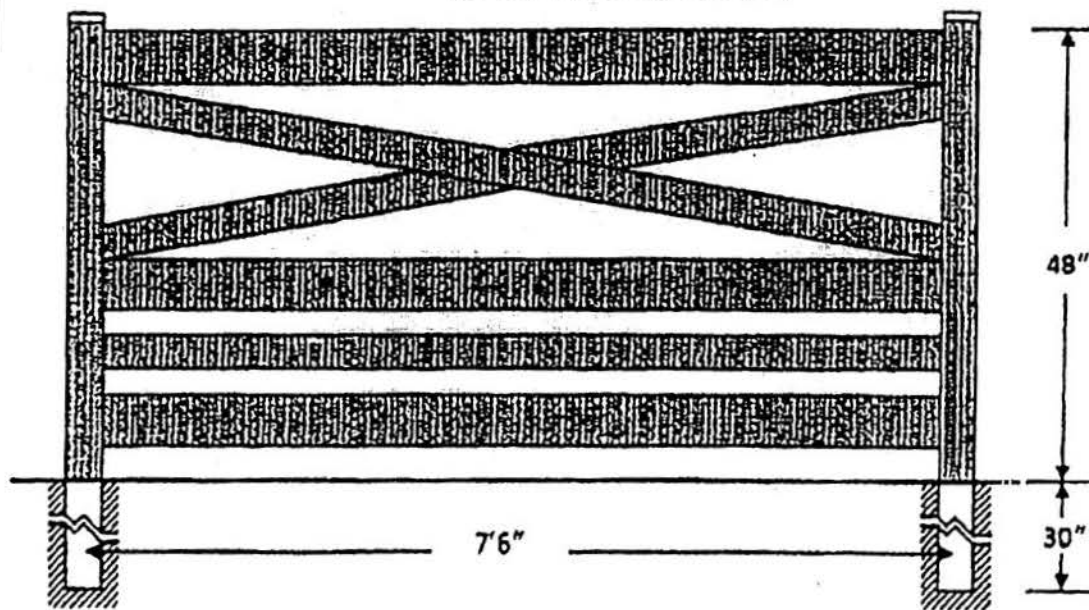
6 BOARD ESTATE



Aluminum
Post Cap



Fascia
Board

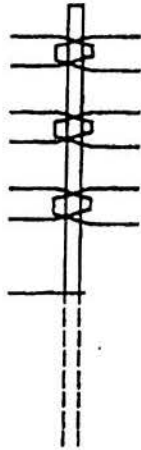


48"

76"

30"

SINGLE FAMILY HOME

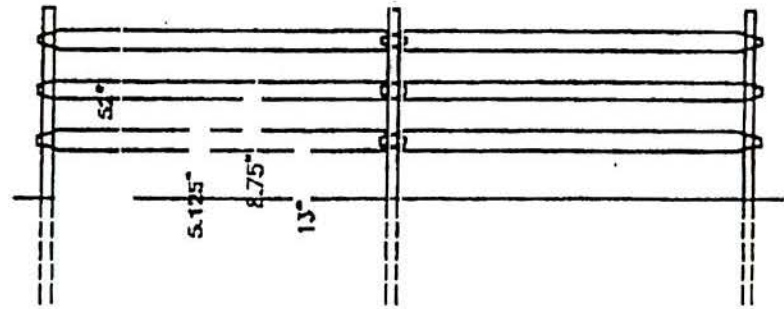


4'-0" SPLIT RAIL FENCE CROSS SECTION

SCALE: 1" = 20'



95° O.C.



4'-0" SPLIT RAIL FENCE DETAIL

SCALE: 1" = 30'

