

COMMON AREA USE AND ABUSE

The common areas are here for all residents to enjoy, and it is in the best interest of everyone to keep the common areas free of refuse and belongings. The use privilege granted to each lot owner as a member of the Association is one of passive use of all common areas and it in no way entitles residents to construct upon, dig up, drive upon, remove trees and plants from or in any other way abuse the common areas. Below is a list of the most serious abuses of common areas and remedies to correct them. Each of these violations limit in one way or another the availability of common area for use by all residents and reduced the acreage available for such use. In addition, correction of these violations is extremely expensive for the Association and therefore for each lot owner. As important as this financial burden, which the Association can ill afford, is the public health and safety factor which should concern us all. As members of the Association, we all share the responsibility for seeing that current violations are corrected and for reporting new abuses as they occur. The state of the common areas has a direct effect on the value of our property and is therefore our common concern. Only with the cooperation of each homeowner can the common areas be preserved for the use of all.

trees will be removed when they are dead or in danger of falling. However, every effort will be made to maintain the wooded areas in their natural state.

5. PETS

DOG HOUSES AND ANCHORAGES: Dog houses are not permitted on common area nor may any dog be chained in such a manner that the radius of his movement invades common area. These violations must be corrected and bare areas caused by the violation must be properly seeded no later than July 15, 1975, or the Association will take corrective action.

LOOSE DOGS: Loudoun County has regulations requiring that dogs must be under the direct control of the owner at all times. It is illegal for dogs to trespass on the property of others without permission and dogs allowed to do so will be reported to the Dog Warden. Owners of such dogs may also be subject to arrest. Dogs running loose pose a threat to dogs which are chained and to residents alike and cooperation is required of all residents to bring this increasing problem under control. Owners of dogs are requested to chain or fence their pets on their own property when unattended and to walk them in such a manner that they will neither trespass on private property nor accost other residents. Please also remember that common areas were designed for human activity and not as a pet waste station. Any resident catching a loose dog or wishing to report one is urged to call the Dog Warden at 777-1021.

CATS: Our community is experiencing an increasing problem with cats who are allowed to run at will. They are killing off the natural wildlife, including birds and are damaging private property. Although there are no local ordinances regarding cats we hope all cat owners will maintain their pets so as to protect wildlife and private property.

6. MOTORIZED VEHICLES

With the exception of operators of maintenance vehicles, all operators of motorized vehicles on common area are subject to arrest. In addition, private service or delivery trucks such as concrete trucks are not permitted to use common areas or bike paths as an access route to a private lot. Extensive damage has already been done to bike paths by this practice and it will not be allowed to continue. Residents witnessing deliveries being made over common areas are requested to contact the Association Manager. If this system proves ineffective the Association will consider blocking access to common areas for large vehicles. Any resident witnessing the use of motorized bikes or recreational vehicles on common area are requested to call the Loudoun County Sheriff Dept. at 777-

1021. These violations pose a real and serious threat to the lives of residents, particularly children and must be stopped.

7. UNMARKED COMMON AREAS

There are numerous common areas within Sugarland Run which do not have bike paths on them and therefore are frequently construed to be part of the adjoining lots. Although in many cases these areas are maintained by the residents of the adjoining lots they are nevertheless common areas and other residents must be allowed access to them. As soon as financially possible, the Association will visibly mark these areas to facilitate access to all common areas. Until that time please contact the Association Manager if you have any questions regarding the location of common area. It is to every homeowners benefit to have other residents stay within common area and off his own property while hiking or moving about the community, but this is possible only if everyone conscientiously uses the known common areas and corridors, and at the same time does not deny others access to such areas as may adjoin his own property.

8. LANDSCAPING

The planting of trees, shrubs and herbaceous perennials to beautify the common area is to be encouraged but all such plans must have the prior written approval of the Board of Directors. It is the responsibility of the Board to ensure that all plantings in common area are compatible with the native vegetation of Sugarland Run and consistent with the overall character and aesthetics of the community. Homeowners who beautify the common area must realize that such plantings become the property of the Association and may not be removed by the homeowner in the event he moves away. Plantings on common areas must also meet the following two requirements.

- a) Plantings must not be designed to annex or appear to annex common land nor in any way to suggest that the homeowner's lot extends on to common property and thereby to discourage intentionally or unintentionally other residents from using or traversing such common area.
- b) Plantings must not be made which interfere with normal maintenance of the common areas or which in any way increase the need for or expense of maintaining the common areas.

1. DUMPING

Dumping refuse, dirt or sod of any type and storing miscellaneous belongings are prohibited on common areas, whether near your lot or elsewhere in the community. For advice on ways to dispose of unusual kinds or quantities of refuse, please call the Association Manager. Violations of this dumping prohibition should be reported to the Manager promptly. Violators who fail to correct violations after due notice and consultation will be subject, at their own expense, to appropriate corrective measures including legal action. Exception may be made for carefully stacked firewood provided that the homeowner realizes that he uses common area for this purpose at his own risk and that he may not deny access to others. If such firewood interferes with common area maintenance, the owner will be required to remove it. This no-dumping provision applies to all occupants of a household, whether renters or owners and to occupants of townhouses as well as single-family homes.

2. GARDENS

Gardens of any type of common area are prohibited. Any garden currently existing on common area either partially or entirely must be cleared and properly seeded with grass no later than September 15, 1975. Any garden currently on common area is common property and no resident may be denied access to it at any time. After September 15, 1975 any remaining garden will be mowed. All residents are hereby notified that the Association will not permit the construction of these gardens in the future. There is adequate rental garden space available in the surrounding area for those residents wishing to maintain a garden.

3. PLAY EQUIPMENT

Portable play equipment in good repair and properly erected may be allowed on common area provided that it does not interfere with common area maintenance and that access to such equipment is not denied to other residents. The owner of such equipment must also accept liability for use of the equipment. Equipment, which in the opinion of the Maintenance Foreman, is not in good repair or properly erected must be removed by the owner or it will be removed to the dump by the maintenance crew. No permanent facility of any type may be erected on common areas by any resident without prior written permission from the Association Board of Directors.

4. COMMON AREA VEGETATION

The removal or clearing by residents of trees, shrubs, underbrush or herbaceous plants of any type from the common area is prohibited. Underbrush will be cleared by the maintenance crew where deemed necessary by the Association and