

Farmington at Forest POA

Farmington at Forest Property Owner's Association (POA)

Property Maintenance and Use Rules

Dated April 18, 2024

The Farmington at Forest Property Owner's Association (POA) has a Board of Directors made up of a President, Vice President, Secretary and Treasurer. These positions are held by the following members:

President	Al Grant
Vice President	Doug Leech
Secretary	Kim Cheatham
Treasurer	Dick Sterne
Members at Large	Floyd Anderson
	Colin Irby
	Jill Rufus

Management Company Representative – Holly Snead (Non-Voting)

The Architectural Review Committee (ARC) reports to the Board of Directors. The ARC reviews all changes to properties in Farmington to meet the standards set forth by the original developers. These three positions are held by the following members:

Chairman	Doug Leech
Secretary	Jill Rufus
Member at Large	Floyd Anderson

The purpose of this document is to delineate all the Property Maintenance and Use Rules in force from the original developers and accepted by the new POA. Some of these Property Maintenance and Use Rules may have future changes, but they will have to be approved by the ARC and Board of Directors.

Farmington at Forest POA

Table of Contents

- 1.0 LANDSCAPING AND OUTDOOR MAINTENANCE
- 2.0 OUTBUILDINGS
- 3.0 SIGNS
- 4.0 VEHICLE (PARKING, STORAGE) – (RESTRICTIONS – RULES)
- 5.0 PLAYHOUSES
- 6.0 DOGHOUSES / DOG RUNS
- 7.0 POLES AND MASTS (SATELLITE DISHES)
- 8.0 MAILBOXES
- 9.0 MULTI-FAMILY ASSOCIATION RULES
- 10.0 POLICY IMPLEMENTING FINES FOR PROPERTY MAINTENANCE AND USE RULES

Farmington at Forest POA

1.0 LANDSCAPING AND OUTDOOR MAINTENANCE

- A. Much of the natural beauty of Farmington at Forest comes from Common Areas between houses and sidewalks. Other natural areas have trees at the back of properties and a walking path. Property owners are encouraged to keep these areas free from trash. Help keep Farmington at Forest a place where Families would want to live and show off their neighborhood. Any new or existing trees should be preserved and any of those removed should be replaced. This will keep Farmington at Forest looking like a neighborhood the Families are proud to be a part of by living here.
- B. Property owners are allowed to remove any trees that are diseased, dead, or dying. Trees that are dangerous may be removed without approval. Healthy, living trees whose trunk is 8 inches in diameter or larger (measuring at one foot above the ground) require approval from the ARC before removal. Replacement plantings are encouraged.
- C. The homeowner is responsible for proper disposal of grass clippings, brush, and tree limbs. This material is not accepted as trash unless it is bagged or tied in small bundles, no more than three (3) feet in length. Only a limited number (2-3) additional bags or bundles may be placed with trash cans for pickup. The waste provider may skip any trash not put into the provided receptacle due to time and hoisting constraints and return later with another truck. Use of common areas or undeveloped property for disposal of these materials is prohibited. The recycling center on Route 221 will accept yard waste at certain time if bagged.
- D. Lawn chemicals and pesticides are to be applied in a responsible and environmentally sound manner. All pesticide applications must display a sign notification on the subject property as required by law.
- E. The individual taste and desires of property owners are respected so long as the landscaping does not present a hazard to others in the community or adversely affect community property values or adversely impact watershed.
- F. Approval is not needed for typical yard work including seeding, planting of trees and shrubs, and installation of ornamental objects such as rocks and planters.

2.0 OUTBUILDINGS

- A. All outbuildings/sheds must be approved by the ARC of Farmington at Forest.
- B. All outbuildings must be in the back of the property.
- C. The exterior siding material of the building must be vinyl, hardy plank (cement board siding), LP Smart Siding, brick and or stone. Number T111 wood siding is allowed.
- D. The color must match or complement the main structure and shingles must match or be in the same color palate/tones.

Farmington at Forest POA

- E. The roof needs to match or be like the main structure and shingle must match or be in the same color palate/tones.
- F. The outbuildings/sheds must be mounted on a permanent foundation either concrete or block. Outbuildings/sheds setting on four (4) cinderblocks at the corners are not allowed. Alternatively, the foundation can be hidden from view by shrubs or skirting to conceal the solid or bloc foundations.

3.0 SIGNS

- A. No contractor, vendor or advertising signs are permitted to be placed on any lot, building structure, or common area in Farmington at Forest except for vendor signs located on the subject property while work is ongoing. These must be removed immediately upon completion of the project.
- B. Real Estate signs may be placed at single-family homes for sale provided these signs meet the following criteria:
 - Only one standard sized for sale sign on the subject property.
 - No signs permitted in any right-of-way, or on VDOT property.
 - Open house signs are permitted from Friday afternoon before the event and must be removed immediately following the open house event.
- C. Signs may not be affixed to trees or other above ground objects.
- D. Signs may not exceed four (4) square feet in size (two (2) feet on each side).
- E. No more than one sign may be placed on a lot. Multiple signs or signs in common areas may be removed and discarded.
- F. Political signs are subject to local, state and federal laws and must meet the requirements of C, D, and E above. These signs are allowed 30 days before the election and must be removed within 10 days following an election.
- G. Decorative garden signs are permitted.
- H. Signs or announcements (e.g., yard sales or birthday parties) may be erected 72 hours prior to the event and must be removed no later than forty-eight (48) hours after the event.
- I. Signs required by legal proceedings are permitted.
- J. Home security and underground fence signs are permitted.

The Farmington at Forest POA Board of Directors reserve the rights:

- To restrict the size, number, and location of signs.
- To allow other signs not enumerated here.
- To require removal of any signs deemed inappropriate.

No signs are permitted in any common areas without the explicit permission of the Farmington at Forest POA Board of Directors.

Farmington at Forest POA

4.0 VEHICLE (PARKING, STORAGE) – (RESTRICTIONS, RULES)

- A. Parking of the following types of vehicles is not allowed in common areas for forty-eight (48) hours, in single family residences if plainly visible from the street, or in multi-family parking areas:
 - Trucks with dual rear wheels in multi-family neighborhoods.
 - Trucks with more than two axles.
 - Flatbed trucks.
 - Panel trucks.
 - Pickup trucks with ladder racks.
 - RV's.
 - Boats.
 - Campers or camper trailers.
 - Trailer of any type – flatbed, boat, etc.
- B. Any vehicle lacking current registration tags or not regularly moved is not allowed in areas listed in A.
- C. PODS for moving cannot be in driveways for more than two weeks.

5.0 PLAYHOUSES

- A. All playhouses must be approved by the ARC for size and location on the owner's property.
- B. It shall not exceed the dimensions of standard playhouses that are commercially obtainable in kit form.
- C. It must be positioned in the back yard to reduce the visibility of the structure from the road or any common element. The view from neighboring property owners must also be considered.
- D. It must be constructed of durable, weather resistant materials and maintained in an acceptable condition.

6.0 DOGHOUSES / DOG RUNS

- A. All doghouses / dog runs must be approved by the ARC for size and location on the owner's property.
- B. The doghouse design must match or complement the existing home, including roof and trim and must be located in the rear yards.
- C. The highest point of the doghouse must not exceed 4.5 feet.
- D. The doghouse must be painted or stained to match the home or to blend into the surrounding landscaping.

Farmington at Forest POA

- E. Dog runs must be in the rear yards with fencing not to exceed four (4) feet in height. The fence cannot be white vinyl, no “stockade” style fencing that completely impedes the view of neighbors, proper setbacks, etc.

7.0 POLES AND MASTS (SATELLITE DISHES)

- A. FCC regulations do not allow restrictions on satellite dishes one (1) meter or less in diameter except in condominiums or where they may constitute a safety hazard. Condominium and townhouse owners or residents should refer to their neighborhood Association’s rules for restrictions on location and owner liabilities before installing satellite dishes. Single-family owners should install dishes in the least obvious and intrusive location possible that allows an acceptable signal to be obtained.
- B. No masts, towers, flagpoles or like structures are permitted in multi-family neighborhoods except as specifically allowed by the neighborhood Association’s rules.
- C. A single flagpole twenty (20) feet or shorter is permitted on a single-family property.
- D. A single basketball goal is allowed on a single-family property.
- E. A single standing pole mounted with yard light cannot exceed eight (8) feet above grade.

8.0 MAILBOXES

- A. Mailboxes and posts for single family use must be constructed to Farmington at Forest specifications. An approved vendor is recommended in the owner’s package when purchasing the property.
- B. Mailboxes must conform to the Farmington at Forest specifications which includes size and color. The mailboxes must be free from unusual or distracting designs. However, decorative mailbox sleeves and seasonal flags are permitted.

9.0 MULTI-FAMILY ASSOCIATION RULES

- A. Multi-family neighborhood Associations may have additional rules they have developed. These rules must be observed in addition to the ones contained herein. Please reference the specific documents for that sub-association.

Farmington at Forest POA

10.0 POLICY IMPLEMENTING FINES FOR PROPERTY MAINTENANCE AND USE RULES

- A. When a property maintenance or use rule has been identified, the POA BOD will notify the Property Management Company (PMC). The PMC will send the homeowner a letter delineating the violation and a period (thirty days) to have it corrected.
- B. If the homeowner has not corrected the maintenance or rule violation within the period specified, they will be fined \$50 dollars for each violation not corrected. The PMC will notify them that legal action will be taken within thirty (30) days if the maintenance or rule violation is not corrected.
- C. If the homeowner has not completed the maintenance or rule violation within the last thirty (30) days, then the PMC will take legal action under the Virginia Code 55-513. This will include a lien against the property owner.