

Moorings Cluster Association
Rules & Regulations
Lake Anne
Reston, Virginia

Moorings Cluster Association Rules and Regulations
Effective – January 9, 2023

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I. Cluster Governance

In a Special Membership Meeting of November 18, 1993, the membership unanimously voted to change the By-Laws, including the removal of the rules and regulations from the By-Laws document, and establishing a separate Rules and Regulations document. The recent 2019 Moorings Cluster Association (herein referred to as MCA) approval of an update of the By-Laws preserves that separation and grants/affirms the responsibility and powers of the Mooring Cluster's Board of Directors (herein referred to as the Board) in setting and enforcing rules and regulations set out herein for governance of the cluster. Each homeowner is responsible for complying with the Rules and Regulations and any violations incurred by renters of their property in compliance with MCA By-Laws.

The rules and regulations set out in this document were drafted by the Board in fulfillment of the governance responsibilities conferred on it by the MCA By-Laws. The By-Laws were approved in a membership meeting on February 21, 2019.

The overarching goal of these rules and regulations is to continue to enhance a sense of neighborliness that is vital to successfully addressing the special circumstances of townhome community living, while maintaining and improving the overall material conditions of individual units and common use property and facilities. These rules and regulations will be reviewed and discussed at a member meeting at least every five years to ensure they reflect a sense of the community. All changes will be communicated to the community.

II. General & Maintenance

Moorings Cluster is a townhome community within Reston Association (herein referred to as RA). It is the community's goal to maintain an attractive, safe, and welcoming neighborhood both for residents and visitors. To achieve this goal, it is incumbent upon all MCA residents to be aware of and comply with both MCA and RA rules and regulations and to be reasoned and thoughtful in dealing with neighbors and maintaining one's own property. Each owner shall keep their Lot(s) (a) in good order, condition, and repair, (b) in clean, sanitary, and safe condition, and (c) in compliance with the governing document and rules and other applicable laws. If an owner fails to discharge upkeep responsibilities, and such failure continues for thirty (30) days after notice of default, MCA may remedy the default and recover the cost thereof as an individual assessment in accordance with MCA By-Laws. Common areas will be maintained by Board approved landscapers or Board approved volunteers. Annual inspections by the Board or management company will typically take place during the month of May. These inspections will be announced to the community and findings for remediation will be provided to residents by the community management company. MCA By-Laws, Article X outlines the notification and resolution process.

A. Easement & Cluster Common Property

1. Designation of Common Area. The Property consists of Parcels, Common Areas, and a Common Dock (see Supporting Maps, Diagrams and Forms, Section A and B, for map of Moorings Cluster Property.) In a manner that is consistent with the plats, the Association shall from time to time designate and delineate, by plat or other document recorded in the Land Records, those areas of the Property that are Common Area.
 - a) Upkeep of Common Area. Except to the extent that the county, another governmental authority, or an owner has accepted responsibility for upkeep of the Common Area, MCA shall be responsible for such upkeep. The costs incurred by MCA in the discharge of its responsibilities for upkeep of the Common Area, shall be considered Common Expenses. Each owner shall be responsible to MCA for any damage to or destruction of curbs, pavement and other infrastructure improvements caused by such owner or their agents or contractors.
 - b) Use of Common Area. Rights to use the Common Area are reserved and granted to the lot owners and their guests. No provisions of these rules or any other documents shall be construed to prevent MCA from permitting public access to or use of any Common Area; however, no provision shall be construed as an implied dedication of any Common Area to public use. The Board shall have the sole and exclusive control and authority over use of the Common Area.
 - c) Rights of Enjoyment of Common Area. Each MCA owner, guest of an owner and any lessee of an MCA owner lawfully occupying any Lot shall have a right and nonexclusive easement of enjoyment in and to the Common Area and the dedicated easements which shall be appurtenant to and shall pass with the title to its Lot, subject to the following:
 - i) The right of the Board to adopt, promulgate, enforce, and from time to time amend, reasonable Rules and Regulations pertaining to the use of the Common Area which shall enhance the preservation of the property, and the convenience of the users thereof.
 - ii) The right of the Board to suspend the voting rights and the right of any owner or lessee of any owner to use the Common Area (except for any streets or access ways) for so long as any assessments for such Lot remains unpaid and overdue.
 - iii) The right of the Board to levy assessments, late fees, interest, and penalties for violations of the provisions of rules adopted by the Board pursuant to the governing documents.
 - iv) The right of the Board to grant easements or rights-of-way to any public utility corporation, public agency or to any other entity.

- v) The right to regulate parking on Common Area through the granting of easements, licenses, or promulgation of Rules and Regulations, which Rules and Regulations may include assignment of parking spaces for visitors, handicapped, and/or to lots, which need not be assigned to all lots and need not be the same number of spaces to each lot, and the towing of any vehicles parked in violation of such assignment, in fire lanes and in designated “No Parking” spaces, with no notice of towing required and at the vehicle owner’s sole expense.
2. Easements of Association. MCA hereby reserves to itself and its successors and assigns, the following nonexclusive easements on, upon, over, across, through, and under the property:
- a) Easements for Upkeep. Easements are reserved and granted for ingress, egress, and access by persons authorized by MCA (including utility, landscaping, and property management companies) as necessary or appropriate (a) for the upkeep of community features and other improvements on the property for which MCA, or their assignees or contractors, are responsible, or (b) for remedying an owner’s failure to discharge their upkeep obligations.
 - b) Easements for Landscaping. Easements are reserved and granted for ingress, egress, and access by persons authorized by MCA (including landscaping and property management companies) as necessary or appropriate for the upkeep of landscaping, bulkhead, docks, irrigation systems, and other community features in landscape easement areas.
 - c) Easements for Use of Common Area. Each MCA owner and each other person lawfully occupying a Lot is hereby granted a nonexclusive right and easement to use and enjoy the Common Area in accordance with the governing documents, subject to any reasonable and uniform admission or use charge imposed by and for the benefit of the MCA. Such right and easement shall be appurtenant to each Lot and may not be severed from the property.
 - d) Easements for Encroachments. MCA hereby reserves to itself and its successors and assigns and grants to itself, and each MCA owner, easements for the continuation and upkeep of encroachments resulting from (a) minor, unintentional inaccuracies in survey, construction, or reconstruction, or (b) settlement or movement of the land or improvements. This encroachment easement is not intended to relieve any person from liability for their negligence or willful mis- conduct.

B. Parking

Moorings Cluster has available for use a total of 134 parking spaces (48 garage spaces, 48 "Reserved for Resident" roadway parking lot spaces, and 38 designated "Guest" spaces.

The goal of MCA parking regulations is to prescribe agreed upon guidelines for the fair and equitable use of the parking spaces. To meet this goal, it is incumbent upon all residents to be aware of, comply with, and participate in the enforcement of, MCA parking regulations.

The MCA Board will exercise its obligation and authority to enforce parking rules based only on reported violations of the published rules and regulations. The Board will re-evaluate the parking policy annually or as needed and may, from time to time, modify or clarify these parking rules and regulations, with appropriate notification to owners.

1. Authorized Vehicles. For purposes of these rules and regulations, an Authorized Vehicle shall mean any conventional passenger vehicle, motorcycle, van, pick-up truck, sport utility vehicle, light truck, police car or other vehicles owned or leased by an MCA resident or renter or that display the official logo or registration of a county, state, or federal emergency service provider.
2. Prohibited Vehicles. Except as provided elsewhere in this document, the following vehicles are strictly prohibited from parking on MCA property. prohibited vehicles will be towed, in accordance with the Code of Fairfax County. The vehicle owner shall pay all costs involved.
 - a) Any trailer, truck, camper, camp truck, house trailer, boat, or any similar vehicle/equipment.
 - b) Inoperative Vehicles, including, but not limited to:
 - i) any vehicle that does not visibly display current/valid state safety inspection decals, registration decals and license plates, as required by law; or
 - ii) any junk vehicle or vehicle with a malfunction of an essential part required for the operation of the vehicle, including but not limited to: broken windows or windshield, flat or missing tires, missing wheels, missing engine, missing transmission or other missing or damaged essential parts required for legal operation of the vehicle.
 - c) Any vehicle that poses a safety or environmental hazard such as leaking fluids.

- d) Vehicles that present a community eyesore due to lack of proper maintenance, upkeep, or cleanliness. Examples include:
 - i) Any vehicle used for off road purposes, which results in the vehicle being covered in excessive mud and debris, should always be cleaned prior to return to Moorings Cluster.
 - ii) Vehicles shall not have marketing or business signage on them.
- 3. Rental Trucks. Rental trucks used for move-ins or move-outs may be parked within the Parking Areas for a period of not more than twenty-four (24) hours. If more than 24 hours is needed, the resident needs to contact their block rep and management company for permission.
- 4. Resident / Renter Vehicle Parking Restrictions. Each MCA address / residence is allowed to park two vehicles within Moorings Cluster - one in their assigned reserved space and one in their garage. All additional Owner and Renter owned vehicles must be parked outside Moorings Cluster. Owners and renters may only park on their driveway if the vehicle does not block the sidewalk.
- 5. Resident / Renter Vehicle Registration. Owners and renters living in MCA must register their vehicles with the community management company (see Supporting Maps, Diagrams and Forms, Section C). Vehicle Registration will assist in ownership identification if parking violations are reported. Residents and renters must also register vehicles belonging to extended stay visitors (see Section 7). Extended stay visitors must abide by resident parking regulations.
- 6. Reserved Spaces. Reserved spaces are for authorized resident/renter vehicles or visitors/guests of the reserved space owner only; any other use of a reserved space, such as PODS or contractor dumpsters, requires board approval and will only be approved for a short duration and on an as needed basis. Boats, recreational vehicles, or trailers are not allowed to be parked in MCA reserved spaces.
- 7. Guest Spaces. Guest spaces, those that are not reserved, are for MCA Resident's / Renter's guest use and contractor vehicles. In the instance of home remodeling or construction where a dumpster, machinery, or a work vehicle is required for the process, or if the homeowner's garage will be temporarily unusable, the Resident / Renter must notify their block representative and the property management company prior to the re- modeling or construction project for approval to use a Guest Space for an extended period of time.

If a visitor will be using a guest space for more than fourteen days, the Resident / Renter is obligated to notify their block representative and the property management company to inform them of the duration of the stay and the make/model and license tag of the vehicle.

Boats, recreational vehicles, trailers, large commercial vehicles, PODS, or contractor dumpsters, are not permitted to be parked in MCA guest spaces. If a contractor is working on a residence and requires leaving material overnight, that material must be stored in the residence's reserved space.

8. Unlicensed Vehicles. All vehicles parked on Cluster Property must be properly licensed and registered. Improperly licensed vehicles will be towed, in accordance with the Code of Fairfax County. The vehicle owner shall pay all costs involved.
9. Commercial Vehicles. Resident or renter owned commercial vehicles are not permitted to be parked in Moorings Cluster. Contractor commercial vehicles are permitted to park in Moorings Cluster from 7am to 7pm while performing work in a resident's home. Contractors may use guest spaces and/or, with the permission of the party employing them, the party's reserved parking space.
10. Fire Lanes. Vehicles shall not be parked next to a curb designated as a Fire Lane (designated by yellow paint). Any MCA owner or resident discovering such violation may contact the Police Department directly. The police are empowered to tow the vehicle immediately, at the vehicle owner's expense.
11. Sidewalks. Vehicles are not to be parked on or partially parked on sidewalks.
12. Damage to Common Property. An Owner / Renter is responsible for any damages to MCA infrastructure, to include the street, sidewalk, curb, plantings, common areas, water, sewer, gas lines, or any other infrastructure which is damaged as a direct result of that owners / renter's vehicle accident or home remodeling / construction projects.
13. Parking Violation Notification and Resolution Process. Owners, Residents or Renters wishing to report a parking violation should first attempt to resolve the parking issue with the concerned party in a neighborly fashion. If the parties are unable to resolve the issue, a formal complaint can be filed with the appropriate block rep and the community management company. A formal parking complaint form is located on the property management website. Once a complaint is filed, the Board will review the complaint and begin the MCA complaint process. The MCA Policy Resolution No. 2018-ACP and No. 2018 DP outlines procedures relative to the MCA complaint process, and procedures relative to suspension of member rights and adoption of due process, sanctions, and penalties. Violations may result in a residence's reserved parking space privileges being suspended by the Board. Homeowners are

responsible for renters parking violations. The MCA policy is included in the cluster By-Laws posted on the property management company website.

14. Violator Responsibilities. Any resident or owner parking in violation of MCA By-Laws or parking regulations shall be fully responsible for any damages or fines, fees and penalties that may result from such parking violations. Homeowners are responsible for any fines or penalties incurred by anyone cohabiting or renting from the owner(s) of the residence.

15. Parking Violation Penalties. Owners of vehicles found in violation of MCA parking rules may be subject to:
 - a) The loss of the property's MCA assigned Reserved Space.
 - b) Towing of vehicle(s).
 - c) Fines as determined by the MCA Board not to exceed the Virginia Property Owners Association limits (currently \$900).

C. Animals

1. Household Pets. Dogs, cats, or other customary household pets (as Determined by the Board), may be kept for personal enjoyment, protection, or assistance, so long as they do not create a nuisance (including noise, odor, damage, or threat to safety). All household pets shall be registered, licensed, and inoculated as required by Applicable Law and shall be kept on a leash or otherwise appropriately restrained outside any building. No livestock, poultry, or other animals shall be raised, bred, or kept on any portion of the Property.

2. Control of Animals. Any resident who has reasonable grounds to believe that any animal running loose on the property of the cluster represents a hazard to the peace, health, comfort, safety, or general welfare of members of the cluster, may request a Fairfax County animal warden, the police, or any other appropriate authority to remove the animal from the property of the cluster in accordance with Fairfax County animal regulation ordinances and applicable law.

3. Dog Waste. Fairfax County requires dog owners to pick up waste deposited by their pets on others' property, public property, or cluster common property. Any resident may notify the Fairfax County Department of Animal Control of a violation. The Department of Animal Control can fine violators up to \$250.00. Pet Owners are asked to "police" their property and surroundings and pick up pet waste. Residents are encouraged to visit the Fairfax County government website for more information.

4. Feeding Wildlife. MCA owners and residents are reminded of RA Use and Maintenance Standard Resolution 13 concerning the prohibition of feeding non-domesticated wild animals and birds.

D. Trash & Recycling

Trash and Recycling should not be put out for pick-up along Moorings Drive or Waters Edge Lane until the evening before the next scheduled pick-up. Trash containers should be promptly placed out of sight after they are emptied by the trash removal service. Residents are required to pick up loose / blown trash or recycling from their surrounding home area to maintain the neat appearance of Moorings Cluster. Trash cans with lids are required to avoid birds and animals getting into trash and creating a mess that makes the removal of trash by the trash company more difficult.

E. Landscaping & Yards

Landscaping and yards must be kept attractive and neat. Gardens and mulch beds must be neatly maintained and kept clear of all weeds and overgrowth. Frontyard edging must be in compliance with Reston Association rules (edging/simple dirt, timber, or stacked stone). Placement in backyards of large bushes or other large plantings must not obstruct a neighbor's view and must be approved by RA Design Review Board. Walkway foot lighting is the only approved exterior lighting for landscaping.

F. Noise

No person, including animals owned by residents, shall cause any unreasonably loud noise anywhere on the property (except for security devices). This provision shall not be construed as prohibiting construction or upkeep, but all such activities shall be undertaken in a commercially reasonable manner that minimizes the disturbance of and interference with the permitted use of the property by all other persons. Residents / Renters are to be particularly considerate to neighbors between the hours of 10pm and 8am.

G. Electric Vehicle Charging Stations

Electric vehicle charge stations shall be installed within the homeowner's garage. EV charging stations may not be installed on any part of Cluster common area, to include the Cluster-owned parking spaces.

III. Waterfront and Common Dock Area

Moorings Cluster has five common areas that abut Lake Anne. Although the rules below are primarily focused on the common dock area, they also apply in general terms to all cluster common areas that abut Lake Anne.

A. Common Dock

The Board encourages residents' use of Lake Anne in accordance with RA's rules and guidelines. The following policy addresses use of the entire waterfront area (herein referred to as the "waterfront") to include the dock structure extending into Lake Anne (herein referred to as the "dock"), the canoe and kayak racks (herein defined as "racks") and the common area adjacent to the dock (herein referred to as the "dock common area").

The dock (see Supporting Maps, Diagrams and Forms, Section B, for Common Dock Diagram) is common area privately owned and maintained by MCA. The dock and surrounding area are for the use of MCA owners and their guests. The dock is intended to permit MCA residents the opportunity and space to access Lake Anne. The common dock is designed to support four pontoon boats; the rack up to 15 kayak/canoe size boats. MCA, the Board and its residents are not in any way responsible or liable for accidental or malicious damage to privately owned large and small watercraft moored or racked at the MCA Common Dock. Items stored at the Dock (s) are at the owner's own risk and MCA is not responsible for loss or damage of any items from the Common Areas.

B. Moorings Cluster Common Waterfront & Tot-Lot Rules

The rules governing the use of the MCA dock, rack and common area are listed below.

1. The MCA waterfront is private property; use of the waterfront is limited to MCA families and their guests. Hosts are responsible and liable for their guests' behavior. Guests must be accompanied by hosts at all times.
2. To permit equitable sharing of limited dock space, the cluster has designated certain areas of the dock as "no mooring zones." No mooring zones include the front and side edges of the dock area (see attached map). Keeping these areas free from small and large watercraft ensures resident access to the lake, fishing, and launching or retrieving other watercraft. While boats and water floats may temporarily be tethered in no mooring zones for loading/unloading and recreation, it is prohibited to permanently moor any item in the no mooring zones.
3. Use of the waterfront is at the risk of the user.

4. Use of the MCA dock and other community waterfront areas is not permitted between 10:00 PM and sunrise.
5. Sound producing devices (e.g. radios, tools, etc.) are not permitted at the waterfront between 10:00 PM and 9:00 AM.
6. Sound must be kept at a reasonable volume out of respect for other residents using the common waterfront area or living adjacent to or near the common dock waterfront area.
7. Children under the age of 12 are not allowed on the dock without an adult.
8. Users must leave the waterfront in a condition better or the same as they found it and remove all trash and other personal articles.
9. All watercraft must be properly registered with Reston Association. Unregistered watercraft in the MCA common dock area will be subject to removal.
10. Storage containers are not allowed on the dock or common dock area.
11. Catch and release fishing is permitted from the common dock area by Moorings Cluster residents and their guests. Only residents of RA are permitted to fish on Reston Lakes. Fishing requires a Virginia State fishing license.
12. All powered apparatus, generators, chargers and boat accessories must be stored on the residents' private property and not on the common dock or common dock area.
13. There is no electricity available at the common dock. Owners are not permitted to permanently run extension cords to the dock and assume responsibility and liability for any temporary extension cords.
14. The following are not permitted at any time:
 - a) Swimming under or around the dock;
 - b) Tampering with boats;
 - c) Running, pushing, pulling, wrestling, or jumping up and down on the dock;
 - d) Using loud, aggressive, or obscene language;
 - e) Smoking, smokeless tobacco or vaping.
 - f) Guest boats/personal watercraft are not to be stored on cluster common

property including the dock area and boat racks.

MCA owners and renters may not represent a boat or canoe as theirs for the purpose of permitting a non-MCA person to store or dock a boat at the common dock area. Violations of this policy are subject to immediate loss and one-year suspension of use of the MCA common dock area.

- g) Use of charcoal or gas grills.

C. Violations of Common Dock Area and other Waterfront Rules

Waterfront rule violations fall into two general categories: 1) those that break laws and, consequently, can be deferred to the Fairfax County Police, and 2) those that violate RA and MCA rules and therefore should be addressed by complaint to RA or by MCA owners, and if necessary, the Board.

1. Legal Violations – Historically, law violations have generally fallen into the following categories but are not limited to:

- a) Trespassing;
- b) Violations of the Fairfax County noise ordinances;
- c) Violations of Fairfax County illegal drug use ordinances;
- d) Consumption of alcoholic beverages by underage persons.

The police will respond to violations reported by residents, and the Board may prosecute violators. In case of an emergency, residents are to call 911. For non-emergency situations, the police number is (703) 478-0904.

2. MCA Waterfront Rules – Violations of the waterfront and common dock rules of other RA Clusters have historically related to behavior that is of safety concern or that which has the potential to damage the docks, boats (in the slips or in the common area), or other property. If residents encounter users in violation of policy, they are encouraged to remind the offenders of the waterfront policy. If the offender is not responsive or if the resident feels threatened when confronting the offender, residents are encouraged to notify their MCA block representative or another Board member. The Board will address waterfront issues in accordance with existing governance processes.

D. Common Dock Boat Mooring

1. Large Watercraft and Slip Assignment Regulations.

- a) To optimize use of the Common Dock's four slip spaces, the Board will take applications (see Supporting Maps, Diagrams and Forms, Section D, for Common Dock Usage Application) and assign available individual slips. A fee of \$500 per year, payable to MCA, is due at the start of the MCA fiscal year. Upon receipt of funds, slip assignment is guaranteed for the boat owner(s) for the current MCA fiscal year. Fees will be prorated for late applications or early departures.
- b) All boats and watercraft stored at the Common Dock must be owned by a MCA homeowner or renter, or if shared, each member must be a MCA homeowner or renter. RA boat registration must be made by a MCA homeowner.
- c) All MCA slip assignment requests are reviewed by the Board. Assignments will cite the slip number and owners will be notified of the assignments. Boat slip assignments may be reassigned. For example, when a mooring slip becomes available, those currently mooring a boat may request to be re-assigned to the empty slip. At that time, the vacated slip will become available and assigned to the next owner on the wait list. If a household is granted a slip, they are given three months to moor a craft in the slip or provide proof of intention to the Board.
- d) Joint ownership of boats by multiple MCA owners shall always be given mooring privileges over single MCA owner owned boats. A boat owned by three MCA owners takes priority over one owned by two or less, and so on. At some future date, this could result in single owner owned boats being displaced from the dock should all available slips be occupied. Should this occur, the owner of a single MCA owner boat shall remove their boat by the end of the current fiscal year. If there are multiple single MCA owner boats at the dock, the owner who was last approved by the Board to moor a boat shall remove that boat. Multiple owners applying for docking privileges for a jointly owned boat take priority over single owner boats.
- e) Once all available boat slips have been filled a wait list shall be maintained by the Board. MCA owners must have a written request with the Board to be placed on the wait list. Owners may withdraw their name from the wait list at any time. Owners may not assign their position on the wait list to another resident.

- f) MCA owners that wish to buy into joint boat ownership at the common dock can opt to do so after submitting a request to the board indicating the other owners they are joining. Such joint ownership agreements are between the owners of the boats. The Board shall have no role in working out such agreements other than to share information on who the boat owners are at the dock. All MCA owners that enter into joint ownership agreements are advised to consult with their insurance companies and an attorney first to have a clear understanding about shared liability. A MCA owner shall not have joint or single ownership in more than one boat. While shared boat ownership arrangements are permissible, RA requires that a boat only be registered in one owner's name. It is the responsibility of the joint owners of the boat to determine whose name shall appear on the RA registration form.
- g) Owners are granted use of a slip, not ownership of a slip. This will allow boat owners to retain their slips while maintaining the aesthetics, integrity and safety of their boats. If a boat is removed from the dock for maintenance or care purposes, a vacancy of up to three months is allowed with proof of maintenance contract. This will allow the boat owner to continue to moor their boat while maintaining the aesthetics, integrity and safety of their boat.
- h) Only metal construction type pontoon boats may be stored at the Common Dock slips.
- i) MCA owners who moor watercraft in the slips of the dock should ensure that their boats are properly maintained for safety and aesthetic considerations. Owners who cease use of their watercraft are encouraged to remove them in consideration of residents on the wait list for a mooring slip.

E. General Waterfront Rules for both Common and Private Property

1. Residents are reminded of RA policy of no swimming in Lake Anne. This RA policy is in place because the lakes are storm water ponds and are not tested for safe swimming conditions. Residents are encouraged to visit and enjoy the many pools available within RA.
2. For any shared docks which straddle private property owner lines, they shall be titled with the State of Virginia. Proof of titling must be provided to RA. Shared docks also require a written maintenance agreement between owners, a copy of which shall be submitted to RA. This documentation shall be included in the owner's documentation package during the sale of the home.
3. MCA residents (owners, renters, guests) are required to follow RA boating rules.

4. MCA owners of boats and kayaks/canoes are required to maintain a current registration with RA. RA boat registration must be tied to a single owner and property. RA does not regulate how a boat is shared among individual MCA owners. If the MCA home is rented, the boat must be registered in the homeowner's name. The MCA owner is responsible for their watercraft moored on Lake Anne.

IV. Design Standards

Residents of MCA considering a home improvement that will be visible from outside the building or a landscaping modification shall deliver to the MCA President a complete copy of the identical home improvement plan which that resident or member is required to submit to the RA DRB or its successor as a precondition to such improvement for approval. RA DRB forms may be found on the RA website. MCA owners are reminded that the RA DRB forms require both neighbor/affected party and Board signatures.

A. Exterior Alterations

1. Exterior Alterations. All exterior alterations, such as, but not limited to, decks, may not be constructed in a manner that intrudes upon the visual privacy of the interior spaces of the properties' immediate neighbor.
2. Fences & Gates. Fences and gates throughout the cluster must match in material, height, color and design: solid board fence with upper and lower trim boards and a cap board. The top and bottom of fence shall remain horizontal. If the ground slopes the fence is to be stepped. The gate top is to be straight and flush with the top of the fence (not rounded). The color of front yard gates and fences must match the color of the house. The color of back yard preexisting builder fence must match the color of the house or be naturally weathered. Additional fences are not to be constructed onto common MCA property or homeowner's back yard. Use of a composite wood equivalent product is permitted with DRB approval.
3. Exterior Lights. Exterior lights that are visible from the front of the home and from the street shall be from the updated list below. Homeowners are to use soft white/warm style bulbs. All lighting needs to be in compliance when lights are next replaced.
 - a) Maxim 5000FTOI (Incandescent) Oil Rubbed Bronze for homes with brown/bronze window frames.
 - b) Maxim 56005FTOI (LED) Oil Rubbed Bronze for homes with brown/bronze window frames.
 - c) Maxim 5000FTSST (Incandescent) Stainless Steel for homes with white or aluminum window frames.
 - d) Maxim 56005FTSST (LED) Stainless Steel for homes with white or aluminum window frames.

4. Garage Doors. Garage doors shall be solid, flat-panel overhead doors. Garage doors will not include glass or trim. Homes with higher garage ceilings may require more panels. Many homes within MCA have a raised panel garage door. Owners are required to replace them with solid, flat-panel doors when the garage door is next replaced. Garage doors are not to be stored in the open or raised position for extended periods of time. Garage doors are to match the color of the townhome.
5. Windows. If there is trim (wood, Hardie board, plastic, etc.) around the installed window, this trim must match the house siding (the color of the home) and must not exceed 3.5 inches in width. The window casing (metal, aluminum, etc.) needs to be brown/bronze, white/cream or aluminum in color. Window replacements require an application to be submitted for review by the DRB if replacements convert or modify the original design and size layout of the windows.
6. Sheds, Outside Storage & Pet Pens. Outside sheds, dock boxes and pens shall be as unobtrusive as possible, located in the rear under a deck if possible, abutting rear wall of house, constructed of siding material and asphalt shingles that match the house in color and the roof in color, with the roof sloped away from the house. No free-standing storage containers are allowed at the water's edge, on a dock, or at the rear of the property.
7. Roofing. Pitched or angled MCA roofs should use a shingle type material - either strip, dimensional, or premium asphalt. Flat roofs within MCA may use advanced technologies such as UV reflection to help prevent heat absorption.
8. Docks and Deck Boats. Docks and deck boats should be constructed with non-treated wood (such as Cedar or Redwood) or wood treated with non-arsenic, non-chromium preservatives. Environmentally friendly alternatives to wood are also acceptable, to include composite decking, aluminum or wood-polymer composite decking, made of 100% recycled wood and plastic. If treated wood is used, it should be coated with an eco-friendly Marine wood sealer product to seal the wood and reduce leaching of pesticides and chemicals into the environment. Application of the sealer is required to be done away from the lake and time allotted for the sealer to dry completely before the deck boat is placed in the lake.
9. Decks. All wooden or composite decks (elevated or ground level) must match in design, color and material. Removal of the builder original upper-level deck (also known as a third-floor deck, balcony or Juliet balcony) is permitted. Residents do not need DRB approval for the removal of said upper level deck.
10. Rear Patios. Rear patios do not have to match in design, color and material as elevated decks. Patios must use Pennsylvania flagstone and include landscaping for visual softening of the area.

B. Moorings Cluster Exterior Color Palette & Materials

All existing exterior colors and materials are grandfathered until the specific home element needs to be completely repainted or material completely replaced. If a homeowner is touching up existing paint, the homeowner is responsible for properly color matching the existing color. Do not rely on the computer generated RGB code at the paint retailer based on color name. Olympic paints were discontinued at Lowes in 2018 and Home Depot now sells Olympic. Even though the paint color names are the same at Home Depot, the colors do not appear to match correctly. You need to know the exact RGB code of the color on your house currently or bring in a sample and have them color match the sample.

Moorings Cluster has an account with Vienna Paint of Herndon for our approved colors.

If a resident wishes to change their existing paint color, the Board must be notified prior to the townhouse being re-painted. Townhouses should not be re-painted in the same color as a connected townhouse.

1. Siding, fences, gates, trim, downspouts and garage doors approved colors:

Approved Valspar Colors (grandfathered color that is similar):

Hot Chocolate (similar to existing Cocoa)	Colonial Pewter (New)
Ferret (Taupe)	Silver Mine (New)
Greige (Beige Gray)	Winter Beach (New)
Monterey Gray (Bel Air Gray)	Puffy Clouds (New)
Modern Avocado (Bronze)	Creamy Glen (New)

2. Exterior Wood siding - use an exterior Solid Stain. Some examples are:
 - a) Lowes Valspar Solid Stain (the approved color list is from this collection).
 - b) Benjamin Moore Arborcoat Exterior Solid Stain (need to color match to Lowes approved color).
 - c) Home Depot Behr Premium Exterior Wood Solid Stain (need to color match to Lowes approved color).
 - d) Hardie Panel or non-wood siding (follow James Hardie guidelines for proper application. Make sure the retailer color matches to the approved color palette).
3. Masonry Walls. McCormick "Amber White" is the only approved color. Benjamin Moore has "McCormick Amber White" on file as Moorgard Low Luster 100% acrylic with a pastel base N10331B.
4. CAP flashing & Gutters.
 - a) Garage capping must match the color of the house. A closely match-

ing factory painted color is acceptable as well as the factory painted brown.

- b) Gutters and down spouts must match the color of the house or garage to which they are attached. A similar factory painted color is acceptable.
- c) Common Wall capping must be Amber White or a similar factory painted Amber White.
- d) The existing brown garage capping that many residents have is grandfathered until the garage roof is replaced, at which point the capping must match the house color. If the capping cannot be factory matched to the house color, then the garage capping must match the home's window casing color.

5. Roofing.

- a) Flat roofs are to use a black or white membrane. Colors must closely match Certainteed Flintlastic SA CAP - white or moire black.
- b) Pitched or angled roofs should use the following color options or a similar manufacture's color:
 - i) Philip Carey, 3-tab, Cedar Brown.
 - ii) Certainteed Landmark, Landmark Pro or Landmark Premium shingle - Heather Blend or Burnt Sienna.
 - iii) Timberline GAF 3-tab Autumn Brown or architectural shingles HD or HDZ – Hickory.

6. Docks and Deck Boats may be the natural wood color or if composite can use any current color within Trex "home/brown" or "home/gray" category or similar colors such as Great Northern Docks colors synthetic cedar or synthetic gray. See list below. Stained docks or dock boats must match in color as described above and meet environmental conditions stated in the Docks and Deck Boats section.

- a) Left to weather naturally
- b) Trex composite colors: Coastal Bluff, Toasted Sand, Tree House, Beach Dune, Havana Gold, Rope Swing, Spiced Rum, Tiki Torch, Vintage Lantern, Woodland Brown, Foggy Wharf, Gravel Path, Rocky Harbor, Clam Shell, Island Mist, Pebble Grey, Winchester Grey.
- c) Trex enhance composite: Saddle.
- d) Trex Select composite: Saddle.
- e) Great Northern Docks composite finish: Synthetic Cedar or Synthetic Gray.

7. Elevated Decks.

(a) Authorized decking and railing materials: pressure-treated wood, Trex/composite, cable railings, metal railings, plexiglass, or clear glass. A silver stainless steel capping must be used with either plexiglass or clear glass. Railings are intended to facilitate visibility; non-transparent, solid material or paneling is not permitted.

(b) Authorized deck colors.

i) Decks are NOT to be left to weather naturally.

ii) Decks must be painted with a clear, colorless stain, or stained with an approved color that must match the siding of the home.

iii) Composite or metal railings/post/balusters/rail caps must match the siding of the home, or the brown/bronze window frame color of the home or be black. A silver stainless steel capping must be used with either plexiglass or clear glass.

iv) Composite decking and deck boards must match a color from the Trex "grey" or "brown" categories of colors as listed: Coastal Bluff, Toasted Sand, Tree House, Beach Dune, Havana Gold, Rope Swing, Spiced Rum, Tiki Torch, Vintage Lantern, Woodland Brown, Foggy Wharf, Gravel Path, Rocky Harbor, Clam Shell, Island Mist, Pebble Grey, Winchester Grey, Saddle Select, or Saddle Enhance. Alternate brands of replacement composite decking in similar colors require submission of a DRB application which may be reviewed by RA staff.

v) Pennsylvania flagstone (varied rectangular pattern, natural grey) is also authorized to be used as deck flooring. An approved Fairfax County building permit must be submitted with the DRB application when this material is used for deck flooring.

8. Rear spiral staircase. The original builder spiral staircase must be black or painted to match the color of the house siding.

9. Front & Rear Doors.

(a) There is no cluster standard for front doors and front storm doors not visible from the home's main street; they may be painted any color of the homeowner's choosing. (Note: the DRB recommends the cluster submit specific front entry and front storm door design options that compliment the architectural style of the homes.)

(b) Front doors facing and visible from the home's street must match or closely match in color American Paint Products, Inc: Regal Yellow #2503, Green Isle #2541, Bittersweet Orange #2507 and Chinese Red #616.

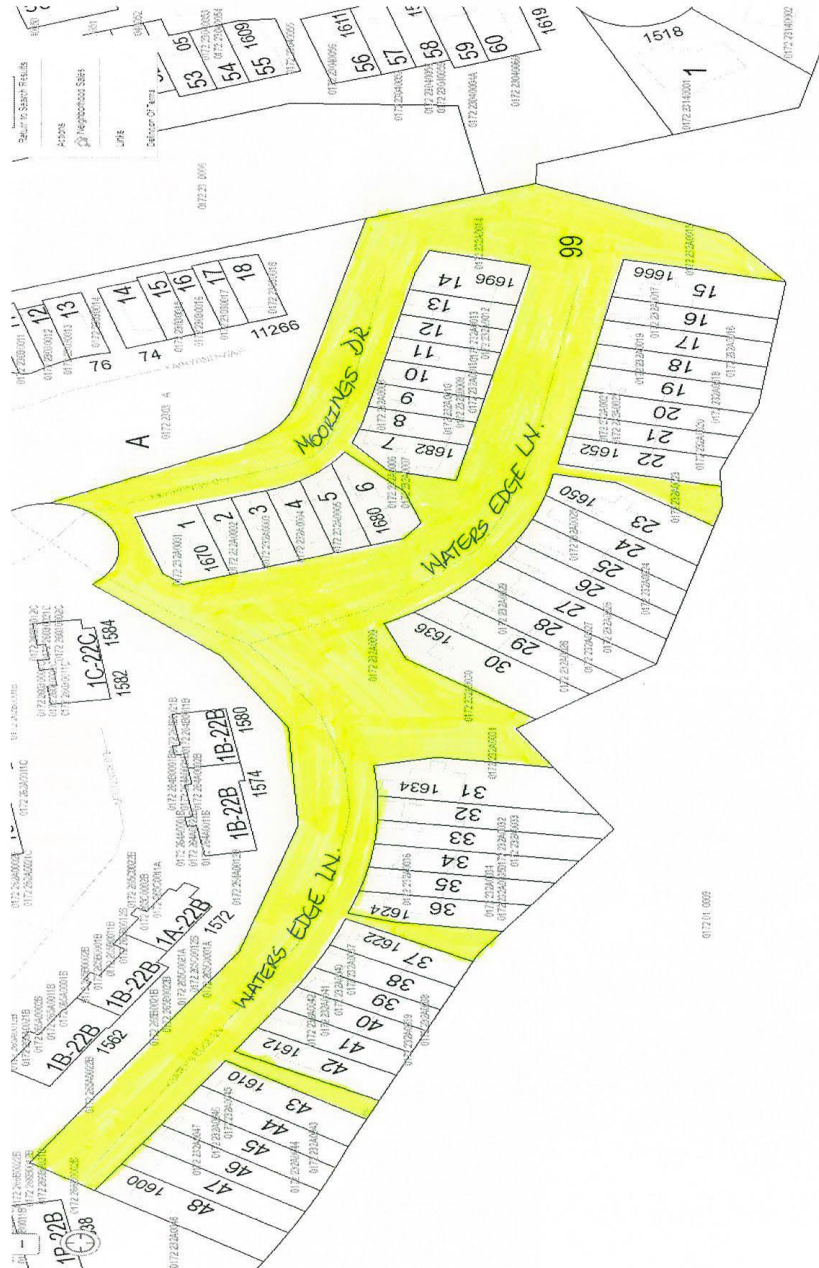
(c) Front entry door design may be full light (clear or frosted glass panels) or a solid door (simple or smooth).

- (d) Front storm doors facing and visible from the home's main street must be full-view, without grids and match the color of the door they enclose or the house trim color.
- (e) Rear storm doors are to match the color of the door they enclose or the house trim color.
- (f) Rear storm door design must be full-view and without grids.

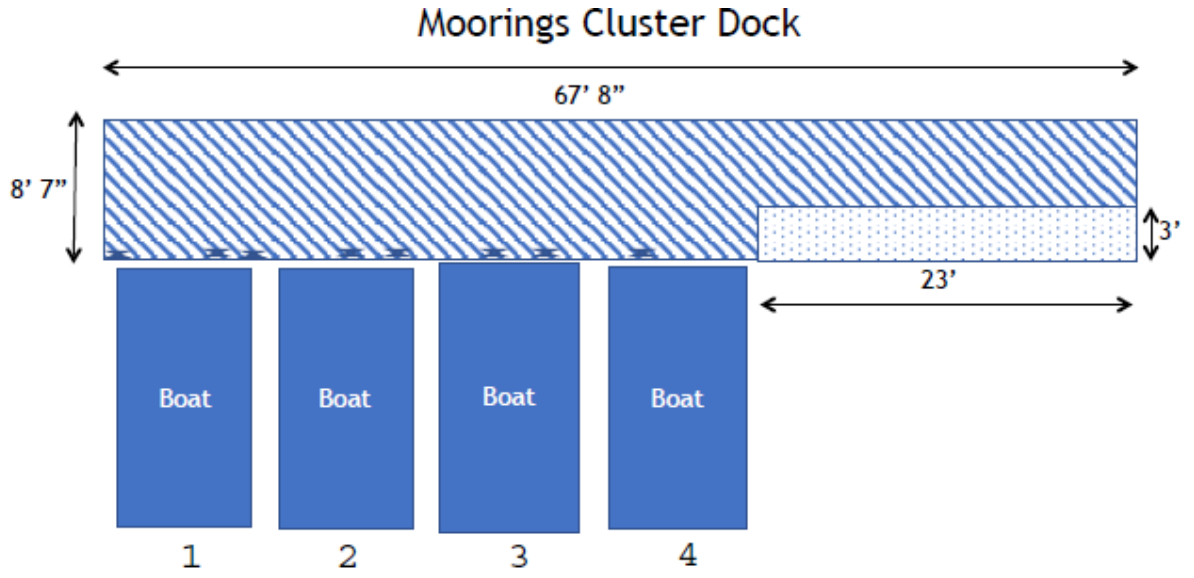
Section V

Supporting Maps, Diagrams and Forms

**Moorings Cluster Association
Rules & Regulations
Section A**



**Moorings Cluster Association
Rules & Regulations
Section B**



Note: this drawing is not to scale.

**Moorings Cluster Association
Rules & Regulations
Section C**

Please submit completed forms to Sequoia Management Company, c/o Racheal Gore, Community Manager, at rgore@sequoiamgmt.com. Email is preferred, but completed form may also be submitted by U.S. Mail to Moorings Cluster Association c/o Sequoia Management Co., 13998 Parkeast Circle, Chantilly VA 20151 or via fax to 703-968-0936.

**Moorings Cluster Association
Homeowner & Renter
Vehicle(s) Registration Form**

Owner Name(s): _____

Property Address: _____

Mailing Address: _____

Home #: _____ Work #: _____ Cell #: _____

Email Address: _____

EMERGENCY CONTACT:

Name: _____ Home #: _____ Work #: _____ Cell #: _____

RENTER INFORMATION (if applicable) *A current copy of the lease must be attached

Renter Name(s): _____

Renter(s) Home #: _____ Work #: _____ Cell #: _____

Email Address: _____

VEHICLE REGISTRATION

Auto: Make _____ Model: _____ Color: _____ License Plate: _____

Auto: Make _____ Model: _____ Color: _____ License Plate: _____

Auto: Make _____ Model: _____ Color: _____ License Plate: _____

Auto: Make _____ Model: _____ Color: _____ License Plate: _____

Do you own a Motorcycle? (Y/N) _____ License Plate: _____

Homeowner Signature: _____

Date: _____

**Moorings Cluster Association
Rules & Regulations
Section D**

The dock and canoe/kayak rack are common areas, privately owned and maintained by Moorings Cluster Association (MCA). The dock and surrounding area are to be used by MCA owners and their guests. The common dock is designed to support four pontoon boat size slips and a rack for approximately 15 kayak size boats. The Association and its' members are not in any way responsible or liable for accidental or malicious damage to privately owned large and small watercraft moored or racked at the MCA common dock. Items stored at the dock(s) are at the owner's own risk and MCA is not responsible for loss or damage of any items from the common areas.

To rent a dock slip: Please complete and return this form via email to Tammi Shoefstall, Assistant Manager, at tshoefstall@sequoiamgmt.com, or mail to Moorings Cluster Association, c/o Sequoia Management Company, 13998 Parkeast Circle, Chantilly, VA 20151. Management will ensure your application is reviewed as soon as possible by the Board of Directors. If your application is approved, an assigned dock slip number (refer to Dock Drawing in MCA's Rules & Regulations) will be provided to you. If you prefer a specific slip number (1-4), you may indicate it here:

A fee of \$500 per year, payable to Moorings Cluster Association, is due at the start of the MCA fiscal year (April 1). Upon receipt of funds, slip assignment is guaranteed for the boat owner(s) for the current MCA fiscal year. Fees will be prorated for mid-year applications or early departures. Please note: Owners are granted use of a slip, not ownership of a slip. Only metal construction type pontoon boats may be stored at the common dock and slips.

Upon confirmation that your dock slip application has been approved, please submit payment to: Moorings Cluster Association, c/o Sequoia Management Company, 13998 Parkeast Circle, Chantilly, VA 20151

To rent a canoe/kayak rack space: There is a fee of \$25 per year, payable to Moorings Cluster Association, to rent a canoe/kayak rack space. These spaces are first-come, first-served. Please complete and return this form via email to Tammi Shoefstall, Assistant Manager, at tshoefstall@sequoiamgmt.com or mail to Moorings Cluster Association, c/o Sequoia Management Company, 13998 Parkeast Circle, Chantilly, VA 20151. **Payment may be submitted to:** Moorings Cluster Association, c/o Sequoia Management Company, 13998 Parkeast Circle, Chantilly, VA 20151

Boat/Canoe/Kayak Registration:

Type: _____

Storage Location (dock slip or rack): _____

Reston Association Registration #: _____

Multi-Family Boat Ownership? Circle YES or NO. If yes, please provide name(s) and address(es) of additional owners: _____

Please refer to the Moorings Cluster Association Rules & Regulations document for a complete list of rules relating to dock slip and rack use. By signing below, you agree that you have read, understand, and agree to comply with the Moorings Cluster Rules & Regulations, including the Waterfront Rules, as well as any relevant governing documents.

(Signature)

(Printed name)

(Complete address)