

WHEREAS, the Board of Directors for the Reston Association (the “Board”) is responsible for the administration and operation of the Reston Association (the “Association”) consistent with the amended provisions of the Reston Documents; and

WHEREAS, Section III.2(e) of the First Amendment to the Deed of Amendment to the Deeds of Dedication of Reston (“Amended Reston Deed”) delineates that it is a purpose of the Association to do any and all lawful things and acts that it, in its discretion, may deem to be for the benefit of the Property and the Owners and inhabitants thereof; and

WHEREAS, Section III.2(f) of the Amended Reston Deed delineates that it is a purpose of the Association to exercise the powers now or hereafter conferred by law on incorporated property owners’ associations, including those powers specified in the Virginia Nonstock Corporation Act and the Property Owners Association Act (“POAA”), as may be necessary or desirable to accomplish the purposes set forth above; and

WHEREAS, Section III.2(a) of Amended Reston Deed delineates that it is a purpose of the Association to interpret, administer, and enforce the protective covenants and restrictions of the Deed in such a manner as to conserve, protect, and enhance the value of all real property subject to the Deed; and

WHEREAS, Section I.1(hh) of the Amended Reston Deed delineates that the term “Property” shall mean and refer to all real property, together with such other real property as may from time to time be subjected to this Deed under the provisions of Article II; and

WHEREAS, Section I.1(oo) of the Amended Reston Deed delineates that the term “Upkeep” shall mean and refer to inspection, maintenance, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement, and reconstruction; and

WHEREAS, Section I.1(pp) of the Amended Reston Deed delineates that the phrase “Use and Maintenance Standards” shall mean and refer to the standards governing the Upkeep, use, occupancy, condition, and physical appearance of the Property adopted from time to time by the Board of Directors and administered by the Covenants Committee; and

WHEREAS, Section III.7 of the Amended Reston Deed establishes the Covenants Committee to administer the Use and Maintenance Covenants set forth in Amended Reston Deed Section VI.2; and

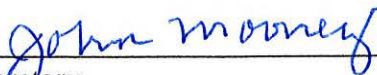
WHEREAS, Section VI.2 of the Amended Reston Deed set forth certain Protective Covenants and Easements regarding use of and maintenance of Property within Reston; and

WHEREAS, Section VI.2(c) of the Amended Reston Deed requires that each owner of any portion of the Property shall keep all improvements owned by him in good order and repair, such that the appearance of that portion of the Property, in the opinion of the Board of Directors or its

designated committee, is not detrimental to adjoining properties and is consistent with the maintenance standards in the Design Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Inspection Process Policy attached hereto as Exhibit A shall be used by the Association when inspecting any portion of the Property to determine whether improvements owned on the Property are being kept in good order and repair such that the appearance of that portion of the Property is not detrimental to adjoining properties and is consistent with the maintenance standards in the Design Guidelines.

ATTEST: This Resolution was adopted at a Regular Meeting of the Reston Association Board of Directors held on November 17, 2016; January 24, 2019; and amended on December 17, 2020.



Secretary

EXHIBIT A

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PROPERTY INSPECTION PROCESS POLICY

As the community continues to age, there is a genuine need for ongoing Property maintenance to preserve and maintain the community aesthetic and to ensure that the value of all real Property is protected and enhanced. Additionally, the Association has an interest in enhancing the quality of life of the community and helping to maintain healthy neighborhoods. To better administer the protective covenants and restrictions of the Amended Reston Deed, the Covenants Administration Department staff ("staff") has developed a proactive, yet fair and reasonable plan for inspecting properties and ensuring compliance of the covenants.

The inspection program has been established to complement Members' efforts to maintain properties' desirability. Along with education about Use and Maintenance Standards, Design Guidelines and the rights and responsibilities imparted by the covenants, staff can work together with Members to keep Reston an attractive, healthy, and safe place to live!

Reston properties are assigned to a staff member. The assigned staff member is responsible for working with the Property Owners in their assigned areas on any related design review application and/or compliance action. Generally, compliance of Design Guidelines or Use and Maintenance Standards occurs on both a reactive (complaint from a community source), a proactive (inspection initiated Cluster Board) basis. When a violation is noted, staff works towards resolving the violation through a process of inspections, notices and member/staff collaboration.

WHAT IS INSPECTED?

Inspections are a complete review of the exterior of the Property. Staff may enter fully enclosed fenced yards during these inspections. When staff inspects a Property, the Governing documents, including the Design Guidelines, are used as the benchmark. Staff primarily inspect properties to ensure compliance to the Amended Reston Deed for Use and Maintenance of Property, Use of Maintenance Standard Resolutions, and Design Covenants, which are as follows.

Use and Maintenance of Property:

In accordance with Section VI.2 of the Amended Reston Deed, Use and Maintenance of Property, staff will inspect the exterior of the Property to ensure that the home is kept in good repair, substantially similar to its original condition and not detrimental to adjoining properties. The exterior of the Property will be visually inspected for items including, but not limited to:

- Peeling/faded paint
- Rotted/cracked wood or other material
- Rusted and corroded metal railings, rust stains on steps and landing

- Fences that are beyond "weathered naturally", i.e., excessive mold or mildew or fungus, etc.
- Warping on any exterior wood structures, i.e., fence pickets, garage doors, etc.
- Mildew, mold, grime on any exterior structure i.e., walkouts, decks, siding, roof, etc.
- Damaged/detached/missing/broken elements, i.e. shutters, gutters and downspouts, fences, railing pickets, etc.
- Mismatched paint colors (i.e., shutters/siding/trim that are two or more different colors)
- Any exterior structure requiring maintenance
- Spalled concrete/stucco
- Overgrown vegetation
- Refuse and debris
- Presence of prohibited invasive species
- Vehicles parked on unpaved portions of the Property

Design Covenants:

The Design Covenants along with the Design Guidelines foster and preserve an aesthetic balance among the variety of residential, public use, commercial and recreational properties in the community. In accordance with Amended Reston Deed, Section VI.1., alterations, additions, or repairs which alter the exterior appearance of the Property require prior Design Review Board approval. The Design Guidelines are found on the Reston Association Website at:

<https://www.reston.org/>

Some of the most common exterior modifications that have been noted as design violations include, but not limited to:

- Hardscapes, i.e., walkways, patios, retaining walls
- Play sets or other recreational structures
- Color changes on doors, shutters, siding, trim, etc.
- Material changes on siding, trim, etc.
- Major landscape enhancements
- Deck modifications
- Tree Removal
- Fence Extensions
- Sheds
- Security Lights
- Grading Changes
- Window/Patio Door Replacements
- Signs
- Arbor/Trellis

If a modification requiring prior approval has been made to a home or an improvement has been made to a Property without prior submission of a Design Review Board Application, an application shall be submitted as soon as possible to avoid receiving a violation for not doing so. The forms are available on the Reston Association Website at: <https://www.reston.org/> or may be picked up at the Covenants Department's office.

Below for reference are commonly used inspection terms:

COVENANTS ARCHITECTURAL TERMS

SINGLE FAMILY

1. Window header
2. Bay window
3. Shutters
4. Gable vent
5. Door header
6. Horizontal trim
7. Rake board



SINGLE FAMILY WITH PORCH

1. Dormer window
2. Cedar shake shingles
3. Horizontal trim
4. Metal roof
5. Columns
6. Shutters
7. Railing
8. Lattice
9. Soffit (under roof eaves)
10. Stair riser
11. Stair tread

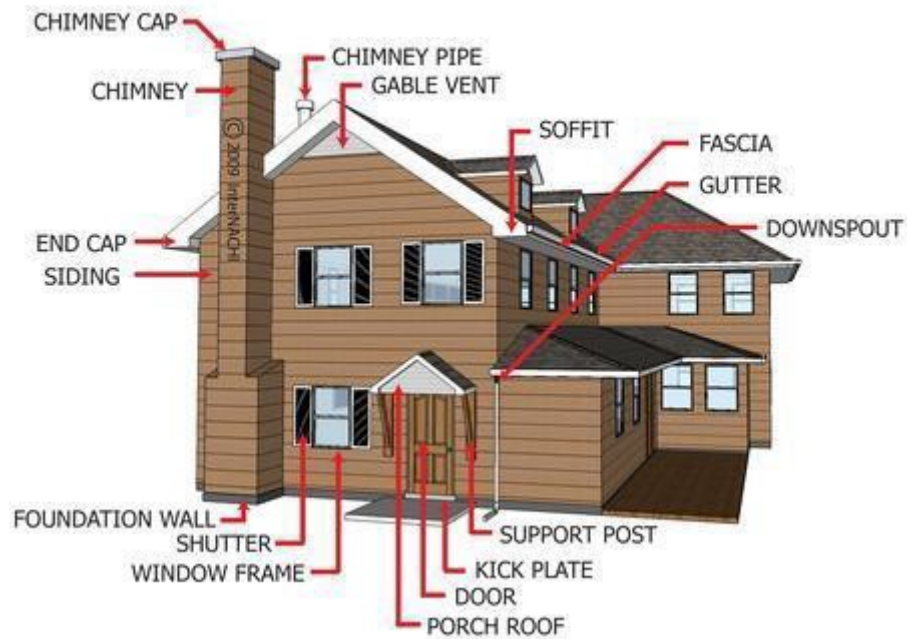


TOWNHOME

1. Gable vent
2. Bay window
3. Shutters
4. 3 level bump-out
5. Rake board
6. Gutter
7. Downspout
8. Brick walk-up
9. Stringer
10. Horizontal trim



EXTERIOR HOUSE



WHEN ARE INSPECTIONS CONDUCTED?

Property inspections are conducted Monday through Friday between the hours of 8:30 am and 5:00 pm.

TYPES OF INSPECTIONS

Below is a description of the types of inspections that are done on Reston Association properties. All inspections are done on the exterior only.

Complaint Inspection: These are inspections conducted to investigate a specific complaint received by the Covenants Department. All complaints must be submitted in writing. For additional information on the Complaint Process, please refer to the Reston Association Website: <https://www.reston.org/>

Party (Shared) Element Inspection: These inspections are only conducted as the result of a party element being cited on an adjacent neighbor's Property. In accordance with the Amended Reston Deed, Section VII.4 Party Walls, each wall or fence that is built on the dividing line between two or more Lots shall constitute a party wall. Accordingly, both Owners are jointly and severally responsible for both sides of the party element, even if the party element encloses just one neighbor's house, extending beyond the front and/or rear of your house. Should a party element be cited on a neighbor's Property, Reston Association will conduct an inspection on both properties. Staff may inspect the entire Property to ensure compliance to both Use and Maintenance of Property Covenants, and Design Covenants. Below are examples of party walls and party fences. Note in the picture below that the components attached to a party wall such as the rakeboard, corner board and corner trim are considered part of the party wall. The siding is also part of the party wall.

Example of Party (Shared) Wall



Examples of Party (Shared) Fences



Disclosure Inspection: These inspections are performed at the request of the homeowner when a Resale Disclosure Package is ordered. The homeowner's Property is inspected for compliance with the governing documents. Staff will verify that all exterior components are in good order and repair and all exterior modifications have been applied for and built in accordance with the approved application. If modifications were made without a Design Review Board application and approval, do not adhere to the design guidelines or cluster standards, or if the modification was not constructed in accordance with the approved application, then this would be noted as a design violation.

The homeowner is notified of any noted violations (from any of the above inspections) and given a timeframe in which to make the repairs or perform the maintenance. After the homeowner resolves those items in violation, the homeowner should notify staff, and request a second inspection, in writing, to confirm and close out the on-record violations

To avoid receiving violations, please perform a visual inspection of your home and take steps to correct any violations that you identify.

NOTES:

- The inspection is performed on the entire Property including the dwelling unit and Lot within fourteen (14) days of receipt of the request.
- Staff may need to enter the exterior grounds and structure of the Property for the purpose of completing this inspection.
- If the violations are not cured prior to the sale of the Property, the violations will transfer and be the responsibility of the new Owner(s). Additional time may be granted to the new homeowner(s) to cure outstanding violations.

Post Design Approval Inspections: These inspections are performed either after notification of a completed approved project is submitted or after eighteen (18) months after the date of the approval, whichever comes first, to check for compliance with conditions of approval for the application.

Cluster & Condominium Wide Inspections: Cluster and Condominium wide inspections will be conducted in cooperation with Cluster and/or Condominium Boards of Directors. These inspections by staff will be done as time and resources permit. These Association-wide inspections will be a complete inspection of the exterior of each Property within a Cluster or Condominium.

The inspection and follow up process for these inspections is as follows:

- The Director of Covenants Administration will create and administer the administrative and procedural process, in conformance to the Property Owners Association Act and Policy Resolution 12, for Cluster and Condominium wide inspections;
- Staff may conduct a Cluster or Condominium wide inspection with the approval of the Cluster or Condominium Board;
- Inspections on the entirety of any Cluster or Condominium shall not be performed more frequently than once every five (5) years;
- Inspections will be performed as time and resources permit;
- Staff will begin coordinating the walkthrough process with the Cluster or Condominium Board six (6) months prior to the walkthrough date.
 - Approximately one hundred and twenty (120) days prior to the walkthrough date, staff will do pre-inspection research and planning and work with the Cluster or Condominium Board to update any necessary cluster standards. The walkthrough inspections will be performed based on the most current cluster standards.
 - It remains the Cluster or Condominium Board's responsibility to ensure that the standards are up-to-date or that any necessary revisions or amendments are properly and timely submitted to the Design Review Board.
- Staff will provide a minimum of forty-five (45) days advance notice to the property owners of the date of the inspection. The Cluster or Condominium Board is required to provide additional notice.
- Approximately thirty (30) days after the inspection, individual Property owners will be sent an inspection report with a list of the noted violations (if any);
- Due to the extent of the inspections and time of year they can be carried out, property owners may be given a six (6) months cure period, and properties will be re-inspected at the completion of the cure period. Reasonable time extensions may be granted by staff at the Association's sole discretion;
- Hearings on walkthrough related cases will be held at the regularly scheduled Covenants or Legal Committee no less than four (4) months after the inspection.

Results of inspections of individual Properties will not be disclosed to Cluster/Condominium Board Members unless the component for which the violation has been cited is under the control of the Cluster for Cluster Property, or the Condominium Board for common elements of the Condominium. Results of inspections citing individual Properties within Clusters will be provided to the owner of the Property or the Owner's agent.