



Use and Maintenance Standards Resolution 8 Maintenance of Improvements

WHEREAS, Section III.2(a) 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 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 III.3(2)(a) of the Amended Reston Deed delineates that it is a purpose of the Association to interpret, administer, and enforce the protective covenants and restrictions of the Amended Reston Deed in such a manner as to conserve, protect, and enhance the value of all real property subject to the Amended Reston Deed; and

WHEREAS, Section VI.2 of the Amended Reston Deed set forth certain protective covenants regarding use of Property within Reston; and

WHEREAS, Sections I.1(pp) and III.7(b) of the Amended Reston Deed require the Covenants Committee to administer the Use and Maintenance Covenants set forth in Section VI.2 of the Amended Reston Deed and Use and Maintenance Standards adopted by the Board which govern the Upkeep, use, occupancy, condition, and physical appearance of the Property; and

WHEREAS, Section III.7(b)(1) of the Amended Reston Deed requires that the Covenants Committee consider and decide violation cases in accordance with adopted procedures, after affording alleged violator(s) the opportunity to be heard; 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 RA Board of Directors or its designated committee, is not detrimental to adjoining properties and is consistent with the maintenance standards in the Design Guidelines: and

WHEREAS, Section I.1(oo) of the Amended Reston Deed defines Upkeep as inspection, maintenance, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement, and reconstruction.

NOW, THEREFORE, BE IT RESOLVED, that the Covenants Committee shall administer the following standard for the maintenance of improvements of Property:

Standard. Owners of property subject to the Amended Reston Deed Article VI Protective Covenants and Easements shall maintain their property in a clean and repaired condition, such that its appearance is substantially similar to that approved by the Design Review Board (“DRB”). To meet this standard, maintenance shall include:

1. General Upkeep. Repainting, restaining, and renovating, on a periodic basis as needed, exterior surfaces and elements which appear significantly different due to weathering, fading, peeling, cracking, blistering, staining, rotting, mildewing, spalling, or otherwise. Maintenance includes, but is not limited to, the following exterior elements:

bulkheads	gates	sheds
decks	gutters	shutters
docks	light fixtures (exterior)	siding
doors	patios	trim
downspouts	pavement	walkways
driveways	recreational structures	walls
fascia	retaining walls	windows
fences	roofing	
flues	screens	

2. Repair. Repair of exterior damage to or deterioration of exterior elements; replacement of those elements so damaged or deteriorated that their repaired appearance is not substantially similar to that approved by the DRB; repair or replacement of exterior elements which are no longer substantially stable or plumb.
3. Replacement. Replacement of missing exterior elements.
 - a. If *part* of an element is missing (such as the globe of a light fixture, several boards from a fence, or one shutter of several on a house), the matter will be subject to review by the Covenants Committee.
 - b. If the *entire* element is missing (such as a light fixture, section(s) of fence, or all the shutters on a house) the matter will be subject to the design covenants and may require the approval of the Design Review Board.
5. Removal. Permanent removal (other than temporarily for repair) of an approved architectural element is an alteration which may be subject to review and approval by the Design Review Board.

ATTEST: This Resolution was adopted at a Regular Meeting of the Reston Association Board of Directors held on July 27, 2006.

Cate L. Fulkerson

Assistant Secretary