

LAKE REYNOVIA

Architectural Rules and Regulations

These rules and regulations, approved by the Lake Reynovia Board of Directors on November 9th, 2021, include a reiteration of the key aspects of Articles VI through X of the Lake Reynovia Declaration of Covenants, Conditions and Restrictions (CCR) as well as an explanation of the current process to request changes to properties and what may occur with non-compliance of these rules and regulations.

I. Changes or Improvements to Property

No building, fence, wall, attachment (including storm windows and doors) or other structure or improvement may be made upon your property, nor shall any exterior addition to or change (including color) be made until the plans and specifications showing the nature, size, kind, shape, height, materials, colors and location of the change have been submitted by the owner to the Architectural Review Board (ARB). Please note the requirements on the attached sample ARB request form.

If your project will affect or be visible to one or more of your neighbors, please speak with them regarding your project and obtain their signatures on your form. If they are leasing the property, this will involve contacting the owner, or asking the HOA to contact the owner.

The ARB request form can be obtained by:

- Calling Associa Community Group at 434-984-0700
- Downloading it from the Lake Reynovia website:
<https://lakereynovia.org/community-documents/arb>
- Picking it up from the Lake Reynovia clubhouse foyer

Completed ARB request forms and other required documents may be submitted by

Email: arb@lakereynovia.org

Fax: 434-984-1211

If you submit your application to arb@lakereynovia.org, you should receive an email that your application was received. Once your project has been uploaded (from email or otherwise) for all ARB members to examine, you will receive another confirmation. If you have not heard from the ARB within 30 days of your first receipt of confirmation, please call Associa Community Group at 984-0700. In the event the ARB fails to approve or disapprove your request within 30 days after submission, the request is deemed unapproved until further notice.

II. Property Additions

Any building project which requires a permit must be done by a licensed contractor: please consult <https://www.albemarle.org/government/community-development/apply-for/building-permit> to find out if your

project requires a permit. You can also call the Albemarle County Community Development office at 434-296-5832 to talk to someone about your project.

Antennas: Exterior ground antennas of any kind or description must have a vegetation buffer to minimize visibility from the street.

Clothes Lines: The location of all clothes lines must be shown upon the plans and specifications submitted to the Board of Directors or the ARB. No plans and specifications shall be approved which show the location of any clothes line other than in the rear of a dwelling house.

Fences: No fence may be erected upon any Lot without an application being submitted to the ARB. Each application will be reviewed on an individual basis and in its sole discretion will determine if the fence will be approved.

All fences must be behind a line describing the front margin of a dwelling unit, unless this restriction shall be waived by the ARB. The "front" shall be that side of a dwelling facing, or most nearly facing, a platted street, road or cul-de-sac.

Fence materials approved include post and rail fence with 2" by 4" welded wire, if needed. All fence materials must be noted on your application.

Sheds: All free standing sheds must be designed and located as an integral part of the house and yard. The maximum shed size is 12 feet x 12 feet with a gable style roof. The materials and color of both the roof and the sides of the shed must match the house.

Solar Panels: ARB approval is required to add solar panels. Only roof mounted solar power systems are allowed.

III. Property Maintenance

Every owner is responsible for maintaining a good exterior appearance of his or her lot, including, but not limited to:

- power washing/mold free siding
- sealing and necessary repairs of sidewalks and driveways
- painting on mailbox, light fixtures, doors, shutters and trim of the home and any detached building, as well as proper maintenance on the aforementioned items.
- hazard free steps and porches including railing
- Removing all litter, trash, dead vegetation, refuse and waste including:
 - Obvious trash, garbage and debris, unused construction materials, brush, yard trimmings, discarded items, items that are broken or beyond repair
 - tarped piles of debris
 - Pots that are empty, cracked, or contain dead plants
- gardening equipment, tools, and supplies shall not be stored outside.

Animals: No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot or in the Common Area, except that dogs, cats or other domesticated household pets may be kept on Lots, subject to rules and regulations adopted by the Association. No household pet shall be permitted outside of a Lot occupied by such pets' Owner except on a leash. Any person owning, keeping or having in such person's care any pet, must immediately remove and dispose of pet feces left by such pet on properties other than property owned by such person.

Easements: Property owners with easement areas are responsible for this area as well as their own property. The Association is not responsible for this maintenance.

Maintenance of Lawns: Lawns should be kept weed-free and mowed to be maintained at a horticultural standard height of 3" to 6", and edged where the lawn meets any pavement. Lawns should also be reseeded and fertilized as necessary to maintain a green and healthy lawn. Tire ruts and erosion shall be repaired/restored as needed.

Hedges are to be kept trimmed to maintain the appearance of a 'hedge'. Shrub & ground cover areas are to be maintained with mulch at a depth of 3" to prevent weeds and exposure of native soil to minimize soil and sediment erosion.

Maintenance of Trees: No living tree taller than 12 feet upon any Lot or Common Area may be cut down without the prior written permission of the ARB or Board of Directors. A landscape plan shall be submitted with the plans and specifications referred to above, such plan to show existing trees and shrubs and to clearly indicate those to be removed. Dead trees and fallen trees pursuant to storm damage, shall be removed to meet safety requirements and remediating further damage to property. Tree branches that reach out over the public right of way shall be kept at a minimum of 13' above the pavement. Visible stumps should be ground within 60 days of removing the tree. All tree removals must be done by a licensed tree removal service.

Landscaping: ARB approval is required for:

- Creation or removal of landscape features, such as trees over 6' in height, landscape timbers, retaining walls, large ornamental or perennial beds of 20 plants or more
- vegetable gardens
- large raised beds that are visible from the street.

Garden "Art", statuaries, fountains, trellises, obelisks, stone accents, etc. shall be kept in the spirit of tasteful garden art and landscape enhancements.

Nuisances: No noxious or offensive activity shall be carried on in any Lot or in the Common Area, nor shall anything be done thereon which may be or become an annoyance or nuisance to any other Owner.

Storage Units: No temporary storage unit (e.g. "Pods") may be placed on any Lot or within any Common Area for more than 10 days.

Trash Containers: Trash cans, barrels and containers should be kept either out of sight or in an inconspicuous location. Trash cans stored at the front or at the corner between front and side of a home should be screened by plants or a structure. Trash cans stored along the side wall do not need to be screened. Trash cans may also be stored in garages. Trash receptacles must be placed at curbside for pickup no earlier than the day prior to scheduled pickup and must be returned to their inconspicuous location by the day following scheduled pickup.

Vehicles: No unregistered vehicles, vehicles with expired plates, or abandoned/inoperable vehicles of any kind or description (including boats, automobiles, trucks, recreational vehicles, etc.) shall be kept nor maintained or stored on any street or cul-de-sac or on any Lot or in the Common Area unless stored in an enclosed structure. The maximum number of vehicles which may be maintained or stored on any Lot (excluding those stored in garages) shall be four (4). No vehicles or trailers may be parked in the green space of a property.

No trucks larger than ¾ ton pickup trucks shall be principally garaged or kept on any street within Lake Reynovia, or upon any Lot or within any Common Area.

IV. Additional Regulations for Manor Homes

Landscaping: Landscaping of manor homes should be designed to unify the two said properties together. Any landscaping alteration or addition to manor home properties should be reflected on a site plan drawing submitted to the ARB including any impact on adjacent properties.

ARB Determination of Work: In the event that one Owner of a manor home believes that maintenance, repair or replacement needs to be performed such that the work would be required on both single family attached homes sharing a party wall and the Owner of the adjoining family attached home disagrees, refuses to participate in the work, does not respond to a request from the Owner requesting the work, or cannot be located after reasonable effort, then the requesting Owner shall request a determination from the ARB with regard to the need for such work. If the ARB determines that such work is required, then the ARB shall send a written notice to the adjoining Owner by certified mail at the adjoining Owner's last known address informing the adjoining Owner of the ARB's decision. Ten days after providing such notice the requesting Owner may contract for the work and upon payment therefor shall be entitled to the lien specified in Article VI of the Lake Reynovia Declaration of Covenants, Conditions and Restrictions.

V. Recourse for Violations

As stated in the Lake Reynovia Declaration of Covenants, Conditions and Restrictions, the Association is authorized to take steps to have property violations corrected. The process is as follows once the ARB has determined that an Owner is in violation of the ARB restrictions:

1. A letter is sent to the Owner describing the violation(s) and requiring the Owner's action to correct the violation within a stated time period of 14 or more days, depending on the nature of the violation.
2. If the Owner does not correct the violation within the stated time period, a second letter is sent by certified mail detailing the possible consequences such as fines, removal of FOB access to Lake Reynovia facilities, or other action should the Owner not correct the violation within a limited time period.
3. If the Owner does not correct the violation by the second deadline, a third, certified letter is sent to the Owner with at least 14 days' notice of a hearing between the ARB, the Board and the Owner regarding the violation. At the hearing, a final deadline may be issued to correct the violation and a fine to the Owner of \$100 dollars a month may commence starting the day after the hearing until the violation is corrected. If the Owner does not attend the hearing, the fine process may still commence.
4. If the Owner has not corrected the violation after 90 days of fines, the Association may contract for the work to fix the violation. Any and all costs will be charged as an assessment to the Owner. Such assessments may be collected in any of the manners specified in Article VI of the Lake Reynovia Declaration of Covenants, Conditions and Restrictions, including suit at law or in equity or by filing a lien.