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SHADOWOOD CONDOMINIUM ASSOCIATION
Rules and Regulations
September 12, 2006

The following RULES AND REGULATIONS of the Shadowood Condominium Association are made in accordance with of the Master Deed and the By-Laws of the Association, known as the governing documents or condominium instruments, and are in furtherance of these governing documents for the protection of the Association as a whole and the rights of the individual Unit Owners to peaceful possession of their property.

PROCEDURES FOR KEEPING THE RULES AND REGULATIONS UPDATED

1. Upon adoption the Secretary of the Association shall mail any newly enacted rule(s) to the Unit Owners prior to the effective date of such rules.
2. Each Unit Owner who leases a unit shall distribute to the tenant the current Rules and Regulations, at their own expense, or the Association upon request shall do so at the expense of the Unit Owner concerned.
3. The Board of Directors shall periodically review and consider updating the rules and regulations.

COMPLIANCE AND ENFORCEMENT

All Unit Owners, their families, tenants and their families, guests, invitees, employees, and anyone who would use the condominium property in any manner are required to be in compliance with the Master Deed, By-Laws and Rules and Regulations of the Association, as amended, at all times.

The following procedures shall remain in effect to enforce the governing documents including these Rules and Regulations.

1. Written notice shall be sent to the Unit Owner of the unit involved, stating the complaint, citing the document so violated, and requiring the Unit Owner and/or tenant of the unit to come into compliance within a reasonable time considering the circumstances of the violation.
2. In the event the Unit Owner and/or the tenants fail to come into full compliance within the time specified, the Board of Directors may call a hearing, upon 14 days notice served by 1st class mail, certified, return receipt requested. Within a reasonable time after the date of the hearing Management shall send written notice to the Unit Owner of the unit informing them of the hearing panel decision, including any charge assessed and the payment schedule. In the case of a tenant violation the Association may take action to require eviction of the tenant unless full compliance is obtained within the time period specified in the decision.
3. The same or subsequent violations by the same individual(s) may result in additional proceedings as authorized by the governing document, including these Rules and Regulations.

OWNERSHIP

1. All purchasers are required to provide proof of ownership. Those whose deeds are not recorded among the land records of Fairfax County must conform to the current Policy Resolution defining ownership (attached and made a part of these Rules and Regulations) in order to be recognized as a Unit Owner of the Shadowood Condominium Association.
2. All Unit Owners are required to file with the Association, annually, a Unit-Owner Status Report (UOSR) on a form provided by the Association on the status of each unit owned. If at any time between the annual filing dates of the UOSR, the status of any unit changes, the Unit Owner is responsible for providing an up-dated UOSR to the Association within 15 days of the date of any such change for the administration and orderly conduct of the operation of the Association. Information provided is for use by Management, Board of Directors, and mortgagees in carrying out the purposes of the Association.

RENTAL OF UNITS

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1. A written lease shall be duly executed by the Unit Owner and/or agent and tenant and shall be in effect for any unit occupied by any person or persons other than a duly recognized Unit Owner and/or his or her immediate family.
2. In order for property managers to be recognized before the Association as an agent of the Unit Owner a properly executed and notarized Property Management Designation form or other valid power of attorney must be filed with the Association. The form shall remain in effect until the Association is notified, in writing, by the Unit Owner that this power of attorney has been revoked. Forms are available from the Association office.

PARKING

1. Only Unit Owners of record and their bona fide tenants (according to the Association's governing documents), hereafter referred to as "resident(s)", may park a vehicle upon the property of Shadowood Condominium Association, provided a current and complete Unit Owner Status Report (UOSR) is on file with the Association by the Unit Owner of the unit. In the case of tenants, a current lease, and an EXHIBIT A and B to the lease, if the lease does not contain the verbatim wording of Section 7, Article VI of the By-Laws, in the addition to UOSR, must be on file with the Association in order for the Association to issue the parking decals. A parking registration form must be completed by the resident and filed with the Association ALONG WITH THE PAYING OF THE MOVE IN/MOVE OUT FEE PRIOR to the issuance of any SCA parking decals.
2. All vehicles parked upon the property shall display at all times during the period between the hours of 11 p.m. through 7 a.m. a current, valid SCA parking decal, on the front bumper of the driver's side or hung on the rear view mirror. Unenclosed vehicles such as motorcycles, mopeds or motorbikes shall display the decal on the front fork. (Exception: Licensed motorcycles, mopeds or motorbikes parked completely within the same parking space occupied by another vehicle with a valid SCA decal do not require a decal as only one space is being used.)
3. The Association may tow or immobilize by boot or other device, any vehicle, at the sole risk and expense of the owner of the vehicle, any vehicle parked on the property between the hours of 11:00 p.m. through 7:00 a.m., which does not properly display a valid SCA parking decal.
4. New residents moving into the condominium during the effective dates of the annual decal may make application to the Association for a Shadowood Condominium Association (SCA) parking decal no more than 15 days prior to the effective date of settlement or lease on a unit, but no later than the last business day prior to the date of move-in. Decals issued shall be valid until the expiration date of midnight, April 30 each year. Decals previously assigned to the unit for uses by the present resident shall be valid until the effective date of settlement of lease on the unit by the new Unit Owner or his tenant. If a unit which is leased is sold, and tenant remains, the new Unit Owner shall be required to file a current Unit Owner Status Report within 30 days of the date of settlement on the unit, or the SCA parking decals assigned to the unit shall become invalid, and any vehicle on which they are affixed or within which they are displayed may be subject to towing or immobilization by boot or other device, at the sole risk and expense of the owner of the vehicle. In the event of a resale of a unit, if the tenant remains as the resident of the unit, no new issuance of SCA parking decals is required.
5. Residents making application to the Association for an SCA parking decal will be required to provide a current driver's license and a vehicle registration. In the event the residents of a unit will not park a vehicle upon the property, or do not hold a valid operator's license, other identification will be accepted, such as a major credit card, state identification card, etc., sufficient to identify the person as a resident of SCA, in order to allow the Association to issue parking decals.
6. On change of ownership or tenants SCA parking decals are not transferable from resident to resident or unit to unit. Such actions invalidate the SCA parking decal, and any vehicles on which they are affixed or in which they are displayed shall be subject to towing or immobilization by boot or other device, at any time, at the sole risk and expense of the owner of the vehicle.
7. Temporary parking permits for new residents will be issued by the Association office and are valid for fifteen (15) days. Temporary parking permits shall be issued only to new residents who provide a copy of a valid lease or proof of unit ownership. Permanent decals will be issued upon compliance with Rule #1 above and return of unexpired temporary parking permits.

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8. Only decals issued by the Association are valid. Decals remain the property of the Association. Facsimile or counterfeit decals are not valid and any vehicle displaying such decals will be subject to towing or immobilization by boot or other device at the sole risk and expense of the owner of the vehicle. Such decals will be confiscated by the Association, and the Unit Owner of the unit to which that decal number was issued will be called to a hearing in accordance with the current Policy Resolution on Hearing Procedures and Charges of Assessment(s) for violation of the Association's governing documents.

9. The Association may tow at the sole risk and expense of the vehicle owner, any vehicle parked on any portion of the property not marked for parking, such as fire lanes, sidewalks, any portion of the lawns, patios and the entryways and exits from and to South Lakes Drive and Soapstone Drive, at any time.

10. Any SCA parking decals which are altered or defaced shall be declared invalid, and any vehicle on which they are affixed or in which they are displayed shall be subject to towing or immobilization by boot or other device at the sole risk and expense of the owner of the vehicle.

11. Each unit will be assigned one marked reserved parking space. Upon complaint of a resident of the unit to which a marked reserved parking space is assigned, the Association shall tow any vehicle parked in that reserved space, at any time, at the sole risk and expense of the owner of the vehicle.

12. SCA parking decals shall be color coded and dated by year. SCA parking decals shall be issued in numerical sequence from 0001 to 0750 on a first come, first served basis, and shall be issued in sets of two of the same number.

13. In the annual issuance of the SCA parking decals, residents shall be required to apply in person for the decals and the Association shall establish certain additional office hours for the convenience of the residents to apply for their SCA parking decals.

14. In the event more than one set of SCA Parking Decals is requested per unit, per year, outside the annual issuance of the decals, due to change of residents, to replace lost or stolen decals, or to replace unreadable or defaced decals there shall be a charge of \$25 to cover the cost of the decals, administrative overhead and all file updates. If more than one set of decals is provided to the residents of a unit, the previously issued decal numbers shall be declared invalid, and any vehicle on which they are affixed or in which they appear shall be subject to towing or immobilization by boot or other device at any time at the sole risk and expense of the owner of the vehicle and the invalid decals shall be confiscated.

15. Any vehicle with expired and/or missing state license tags and/or inspection stickers and/or county tags, shall be subject to towing or immobilization by boot or other device at any time at the sole risk and expense of the owner of the vehicle.

16. All motorized vehicles driven on the property or parked upon the property must be licensed at all times, including mopeds, motorcycles and mini-bikes.

17. Only emergency start-up, towing, and tire repair or replacement may be performed within the marked parking spaces of the common elements, provided the vehicle under repair is owned by or leased to a resident or Unit Owner of the Association, and displays a valid SCA parking decal. All other vehicle repair is prohibited ON THE PROPERTY.

18. Any vehicle leaking gasoline, oil, antifreeze, or any other fluid shall be repaired within five (5) days by the owner of the vehicle or the vehicle shall be subject to towing at the sole risk and expense of the owner of the vehicle. The Unit Owner of the unit shall be responsible for all costs of cleaning and/or repair to the common elements.

19. No vehicle shall be left unattended with the motor running or left on blocks or jacks at any time.

20. Washing of vehicles may be performed only in the designated area immediately adjacent to the north side of the Community Center, provided the vehicle being washed is owned by or leased to a resident or Unit Owner of the Association, and displays a current SCA parking decal. Interior cleaning, provided no water is used, waxing and polishing should be conducted in a marked parking area.

21. Designated Area and Use:

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A. An area immediately adjacent to the north side of the Community Center has been designated for use by residents and Unit Owners, on a first-come, first-served basis, for the purpose OF VEHICLE WASHING. No double parking, congregating or "cruising" of the area is permitted in order to obtain a space or to socialize with those using the spaces.

B. In no way may any vehicle or person obstruct the street or in any other way to interfere with the free flow of traffic in this area.

C. The designated VEHICLE WASH area may be used only after 8:00 a.m. and up to sunset any day of the week. During the WASHING time the area may not be used for parking.

D. Each vehicle using the designated VEHICLE WASHING area shall occupy one space only for a period of time not to exceed three (3) hours.

E. All debris, trash, used parts, tools, and any other things used on WASHING of vehicles shall be removed with the vehicle, or placed in the provided trash container.

F. ONLY audio devices using earphones may be played in this area. Honking of horns, revving of engines, use of drills or anything else causing disturbing noise is strictly prohibited.

G. Each person shall supply their own hose which does not leak and fits tightly to the faucet without leaking.

H. All hoses must be equipped with a shut-off nozzle which is in good operating condition.

I. The water faucet in the designated area will be turned off by the Association at the first freeze in the fall and will be turned back on only when freezing weather has ended in the Spring. No vehicle may be washed upon the property during freezing weather.

J. The Association may require, through its staff or any member of the Board of Directors, any person and/or vehicle to immediately vacate the designated area who is not in full compliance with any of the Rules and Regulations at any time.

K. The Association reserves the right to use the designated area for Association business and may, without notice, close the designated area to VEHICLE WASHING for any period of time it so choose.

22. All vehicles which are not self-propelled, such as trailers, boats, etc., and vehicles over two and one-half tons are prohibited from parking on the property, with the exception of moving vans and delivery vehicles which are loading and unloading, and shall be subject to towing at the sole risk and expense of the owner of the vehicle.

23. Abandoned vehicles and junk vehicles will not be stored on the property. Junk vehicles are defined as any vehicle that cannot be operated in its existing condition because the parts necessary for operation such as, but not limited to, tires, windshield, engine, drive train, driver's seat, steering wheel or column, gas or brake pedals are removed, destroyed, damaged or deteriorated. Any vehicle that does not move for at least two weeks will be posted with a notice and will be given ten days to remove or repair the vehicle or it will be towed or immobilized by boot or other device at the owners sole risk and expense. Any resident that will be away for an extended period of time should notify the office that the vehicle will not be moved during that period.

24. All vehicles shall be parked within the markers of one parking space. No vehicle may be parked upon the property which extends either by width and/or length beyond one marked parking space, and shall be subject to towing or immobilization by boot or other device at the sole risk and expense of the owner of the vehicle at any time.

25. No portion of any vehicle, nor any item, thing or object within, upon or attached to any vehicle may extend beyond the curbing so as to interfere with unobstructed and safe use of the entire sidewalk by pedestrians.

26. Motorcycles, mopeds and minibikes should share parking spaces with other vehicles to the extent possible, provided they do not extend beyond the marked area of one parking space.

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27. All vehicles shall be parked with the front of the vehicle facing the curb to prevent dangerous exhaust fumes from entering any portion of a building, to prevent damage to all plantings, and to prevent harm to any pedestrian using the sidewalks.

28. No vehicle or machine of any type, such as, but not limited to, motorcycles, mopeds, minibikes, lawnmowers, etc., which use a flammable fuel or liquid petroleum may be stored or parked in any unit, storage area, trash room, stairwell, hallway, balcony or patio. Any violation of this Rule and Regulation shall make the Unit Owner of the unit liable for any damages incurred to the property as well as any increase to the cost of the insurance for the entire Association.

29. No vehicle shall exceed the fixed, posted speed limit of 10 miles per hour upon the streets of Shadowood Condominium.

30. All vehicles operated upon the property and parked upon the property are subject to all state and county codes governing motor vehicles. Please be advised that the Fairfax County Police Department has been given written permission by the Association to ticket, tow, impound or confiscate any vehicle in violation of any state statute or county ordinance, or subject to any outstanding warrants.

31. Any person operating a motorized vehicle upon the property shall be licensed.

32. Honking of any vehicle horns between 8:00 p.m. and 9:00 a.m. is prohibited. Resident shall so notify guests, car pools, bus drivers, etc., of this rule.

33. The streets of the Association are for the express purpose of entry to and egress from the property and no other purpose. No double parking or any other disruption to the traffic flow will be permitted.

PETS

1. A valid rabies vaccination certificate acceptable by Fairfax County and/or State regulations shall be required for each dog and cat to be housed upon the property, and a copy of the certificate shall be presented to the Association and a copy filed in the unit file. All dogs in Fairfax County are required to be licensed.

2. Each family unit choosing to have a dog or cat is restricted to either of the following: Two (2) cats, or two (2) dogs, or one (1)cat and one (1)dog. The total number of cats and/or dogs is not to exceed two (2).

3. A fee shall be collected from the owner of each animal, as described herein, for the purpose of offsetting the extraordinary maintenance and cleaning of the common elements, and to repair and replace such plantings damaged by pets. This does not apply to pets housed on the property prior to May 31, 1985, which is the date the Policy Resolution on Pets went into effect.

A. Cats or Dogs up to 25 pounds, and Cats or Dogs whose weight is or, at the age of one year, is expected to be up to 25 pounds: \$200 PER PET.

B. Cats or Dogs, 25 pounds or over, and Cats or Dogs whose weight is or, at the age of one year, is expected to be 25 pounds or more: \$250 PER PET.

4. All owners and/or custodians of a pet shall not allow such a pet to run at large in the Common or Limited Common Elements of Shadowood. A pet shall be deemed to run at large while roaming, running or hunting within the Common Elements of Shadowood, while not under its owner's or custodian's immediate control. The Director of Animal Control and the Fairfax County Animal Wardens have been instructed to enforce the provisions of Section 41-2-5 of the Fairfax County Code on the Common Elements at Shadowood.

5. When a dog is outside of a unit, it must be on a leash and accompanied by its owner (or designee).

6. No animal, other than common household pets, shall be kept in any family unit. Common household pets shall not be kept or bred for commercial purposes in any family unit.

7. The Board of Directors shall have the right to order any person whose pet is a nuisance to remove such pet from the premises, and/or assess the unit owner for any damages to the Common Elements caused by the pet.

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8. Pets shall not be chained or leashed to any of the General Common Elements or Limited Common Elements or confined in any manner to the General Common Elements or Limited Common Elements as they are described in the Master Deed, Section A, Paragraph 2, and Section D respectively (e.g., on balconies, stairwells, landings, patios, lawns, etc.)

9. Pets shall be curbed in designated areas only. Pet owners are responsible for removing droppings of their pets in all designated areas.

10. Balconies, patios, Limited Common Elements and all Common Elements shall be kept free of pet wastes.

BEHAVIOR

1. No noxious or offensive activity shall be carried on upon any portion of the Property, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighborhood.

2. No activity in violation of federal or state law, or county or local ordinances may be conducted within any unit or upon the Common Elements at any time.

3. Any behavior or activity which may cause harm or pose a safety hazard to any person or any portion of the property is strictly prohibited.

4. No resident or guest shall make or permit any disturbing noises in the buildings, units, or on the General or Limited Common Elements or do or permit anything which will interfere with the safety, rights, comforts or convenience of other residents.

Excessive noise shall be defined as: a disturbing sound level emanating from a unit or the General or Limited Common Elements which can be heard within the confines of another unit with its doors and windows closed. All residents and guest will take special care not to disturb other residents at all times.

5. All Unit Owners, residents and guests shall keep the volume of any audio device such as radios, stereos, televisions or musical instruments in their units, on the General or Limited Common Elements, and in any vehicle upon the Common Elements sufficiently reduced at all times so as not to disturb other residents. Despite such reduced volume, no resident or guest shall operate or permit to be operated any such sound producing devices in a unit, on the Common Elements or in a vehicle on the Common Elements between the hours of 11:00 p.m. and 7:00 a.m., daily, if such operation shall disturb or annoy other residents.

6. In addition to noise, no activity within a unit which causes vibrations to travel through the floor or ceiling slabs or through the drywalls to another unit shall be permitted.

7. Because washing machines and dryers are located adjacent to the master bedroom, use of these noisy appliances shall be limited to the hours between 7:00 a.m. and 11:00 p.m., daily.

8. All units, except those at ground level, shall be required to maintain carpet padding and carpet on the floor areas comprising the living room, three (3) bedrooms, and hallway (with the exception of the entrance foyer) of a unit.

9. "Move-in" and/or "move-out" as well as moving furniture or appliances in or out of the units shall be between the hours of 9:00 a.m. and 8:00 p.m. only.

10. Disposable diapers, sanitary napkins, Tampax®, paper towels and Kleenex® shall not be flushed down the toilets.

11. No covers shall be removed by any person, other than authorized personnel, from the storm or sewer systems. No item, thing or fluid shall be placed in any drain or stack opening except by authorized personnel. No person shall enter the storm drain system except authorized personnel.

12. Congregations for the purpose of games, sports play or recreation on any of the Common Elements is prohibited except in designated recreation areas--volleyball--basketball court, tot lots, and the Reston Association field immediately adjacent to Children's World.

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13. No game or sport activity involving the use of a ball or flying disc shall be allowed on the lawns or against any wall of a building (including within a unit), stairs, stairwells, or used on any of the Common Elements except on the volleyball--basketball court or adjacent Reston Association field. No balls or flying discs shall be used on the tot lots.

14. No person or persons shall play, loiter or congregate on the entranceways to the buildings, stairwells, hallways, trash rooms or storage rooms at any time.

15. For their own safety, children are not permitted to play in the parking areas or on the streets at any time. Parents or legal guardians are responsible for the safety and behavior of their children at all times. Minor children must be supervised by a parent, legal guardian or responsible adult at all times on the property.

16. For the safety of all residents, at no time shall devices such as, but not limited to, skateboards or go-carts be used on the streets, parking areas or sidewalks. Bigwheels and tricycles may be used on sidewalks provided they do not impede pedestrian traffic.

17. Sunbathing will be permitted only on the lawn areas, balconies or patios at the rear of residential buildings, provided proper attire is worn at all times.

18. No individual shall litter or deface any of the Limited or General Common Elements.

PROPERTY

1. Each Unit Owner is required to keep within his or her unit the major appliances and fixtures originally conveyed with the unit or replacements of the appliances and fixtures.

2. Each Unit Owner shall keep in his or her unit, its appliances, plumbing and appurtenances in good, safe working order and repair, and in a clean and sanitary condition all times. Failure to do so may result in the Association exercising its right to enter any unit to abate and/or remove any condition or thing, at the sole cost and liability of the Unit Owner of the unit, as well as declaring the Unit Owner of the unit in violation of the governing documents of the Association, including the Rules and Regulations.

3. Each Unit Owner shall be responsible for making full repairs to his or her unit, its appliances, plumbing, plumbing and fixtures, and appurtenances within the period specified in the notice of violation. Repairs shall be made so as not to disturb any other resident of the building or development. In the event it is necessary to shut off any electricity or water line serving more than one unit, to make repairs, the Unit Owner shall notify Management of this requirement at least 24 hours in advance and Association personnel ONLY shall make the shut-off and re-connection of these utilities. Water shut offs can be done between 9:00 a.m. and 3:30 p.m., Monday through Friday only.

4. All dishwashers, stoves, refrigerators, washers, dryers and any plumbing fixtures removed from a unit must be immediately removed from the property. Removal of these items is the responsibility of the Unit Owner. Any such appliance or fixture which is not immediately removed from the property shall be removed and disposed of at the expense of the Unit Owner of the unit from which it was removed.

5. Garbage disposal must be in place in every kitchen sink and maintained in proper working order at all times. Grease, raw vegetables, eggshells and bones of any type shall not be put through the disposal. NOTE: Disposals should be operated a minimum of one minute with cold water running at full force.

6. Any damage to a unit emanating from the Common Elements must be reported within a reasonable time not to exceed 15 days of the date of discovery of the damage. Failure to report such damage within this time frame relieves the Association of any liability to make repairs.

7. Unit Owners are responsible at all times for any damages to the Common Elements, their own or any other Unit Owners property when the damaging agent is within or emanates from his or her unit as set forth in the Master Deed. This includes waterbeds.

8. The Association does not provide lockout service. Unit Owners are responsible for all lock-outs.

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9. Unit Owners will assume all responsibility for any and all damages to another unit and the Common Elements resulting from water leakage from waterbeds housed within their unit.

10. No saunas, spas, steam baths or fireplaces, wood stoves or similar devices may be installed or used within any unit.

11. No modifications or alterations to the existing structure within a unit shall be made without the written approval of the Board of Directors. No electrical modification shall be made within a unit without the written approval of the Board of Directors. A county permit must be presented along with the bonding and licensing credentials of the contractor who will perform the work.

12. At least one smoke detector must be properly installed in each unit. All smoke detectors shall be maintained in proper working order at all times according to the Fairfax County Fire Prevention Ordinance.

13. Only authorized employees and association employed contractors shall gain entry into the mechanical closets adjacent to each unit. Entry by any other person is strictly prohibited. Each Unit Owner shall be held responsible for all costs involved in making repair or maintenance to any item contained within the mechanical rooms as well as any charges for unauthorized use of any utility consumption occasioned by such prohibited entry or tampering or vandalism to these Common Elements.

14. Broken windows shall be immediately reported to the Association by the Unit Owner or the tenant. The Unit Owner is responsible for all costs associated with the repair of the window and must make such repairs within 5 days of the breakage or the Association shall make necessary repairs at the sole expense of the Unit Owner of the unit, including the cost of any staff personnel time involved. The Association reserves the rights to enter any unit and replace a broken window, according to the By-Laws of the Association.

15. Screens shall be properly maintained. Fairfax County Health Codes require that screens be placed in all windows and sliding glass doors during the months of April through October in a multi-family dwelling.

16. No individual shall post any sign, notice, advertisement or poster of any kind on the Common Elements. "For Rent" and "For Sale" signs, visible from any window of any unit, are prohibited. No individual may remove any notice from the building bulletin boards.

17. No individual shall tamper with, damage, destroy, use or remove without just cause or authorization any fire protection system or fire extinguisher in any building according to the Fairfax County Fire Regulations.

18. Blinds, curtains, shades and inside shutters, visible from any window or the sliding glass door must be kept in good order at all times. No rugs, blankets, sheets, or plastic shall be hung as curtains, shades, or insulation in any window. Roll-up blinds outside the sliding glass doors, that is on any patio or balcony must be approved in writing by the Board of Directors. Color must conform to the Reston Association guidelines. They must be properly secured within the confines of a patio or balcony without causing any damage to structure.

19. The Unit Owners shall perform all normal maintenance to the patio or balcony appurtenant to his or her unit, including keeping the patio or balcony in a clean and sanitary condition, and shall be solely responsible for any cost necessary for repairs due to his or her negligence, misuse or neglect.

20. No appliances of any type shall be used or stored on any balcony or patio. No vehicle tires, doghouses, doll houses, playhouses, any other structures, stored items, containers, or flammable fluids shall be kept or stored on any balcony or patio. Only normal patio accessories such as patio furniture, planters, flower containers, etc., shall be used or kept on any balcony or patio. No balcony or patio shall be so filled as to prevent ease of escape in the event of a fire.

21. No charcoal cooker, brazier, hibachi, grill or any gasoline or other flammable liquid or liquefied petroleum gas-fired stove, wood-burning stove or similar devices shall be ignited or used on the balconies or upon the patio or within 15 feet of the apartment buildings of similar type occupancies. Nor are any of these devices allowed to be stored on any balcony. Electric grills are allowed provided they do not require an extension cord and have a grounded plug.

22. The storage of trash, rubbish, and other flammable or combustible waste inside any building is prohibited unless it is stored in noncombustible containers with tight fitting lids.

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23. Flower boxes or pots on balcony railing or on the wooden window boxes on the front of the buildings shall be safety secured at all times. Liability for flower boxes and pots shall be the sole responsibility of the resident.

24. To stand on, climb upon, jump to or from, or in any manner improperly use a balcony, or use a patio or balcony without the express permission of the Unit Owner of the unit to which the patio or balcony is appurtenant is prohibited.

25. No clothing, laundry or rugs shall be hung from or spread upon any balcony, patio, window, or exterior portion of the unit or building or any other portion of the General or Limited Common Elements at any time.

26. No clothes line or similar device, or any antenna of any type shall be permitted on any portion of the condominium property including patios and balconies.

27. The means of egress from each part of the buildings, including stairways, egress doors and hardware installed thereon, aisles, corridors, passageways and similar elements of the means of egress, shall at all times be maintained in a safe condition and shall be available for immediate use and free of all obstructions. Any items on these areas may be removed and disposed of.

28. Electrical panels, boilers and water heaters are located in certain trash rooms. Entry into the cage enclosing the panel and/or boilers and water heaters and/or tampering with or unauthorized use of the panels and/or boilers and water heaters themselves is strictly prohibited.

29. At all times garbage and trash shall be placed in plastic bags, the bags tied off, placed in a dumpster and the door firmly closed. Trash shall be disposed of only in the dumpsters. At no time shall any trash be left outside the dumpsters on the floor of the enclosure, outside the enclosure, in building stairwells or on the common elements outside any building.

The dumpster enclosures shall be kept in good order and are not to be used as play areas by children.

30. Large items (sofas, chairs, mattresses, box springs, etc.) will no longer be picked up from the curb. These items must be placed inside the dumpster enclosure in the area specified. Please do not block the enclosure for pick-up.

Disposal of appliances, carpeting, and kitchen cabinets are the responsibility of the Unit Owner and these items are not to be placed in the dumpster enclosure for pick-up.

31. Recycling became mandatory on January 1, 1993, for all condominiums. Recyclable items are not to be mixed with trash. Marked recycling containers are provided in the dumpster enclosure and are to be used strictly for recyclable items such as bi-metal and aluminum cans, glass and plastics. These items may be commingled.

32. Marked containers for recycling newspapers are provided in the dumpster enclosures. Newspapers, including any inserts which come with them must be bundled and tied with cord or placed in paper bags.

33. Upon request and qualification, association personnel will assist physically impaired residents' by carrying trash from their units to the dumpster. To qualify for this service a "Request for Association Assistance with Trash" form must be completed and:

a) Physically impaired residents' must have a valid DMV handicap parking permit and have no one living with them who is capable of carrying trash to the dumpster.

b) Physically impaired residents' without a valid DMV handicap parking permit will be approved on a case by case basis.

Association personnel will pick up trash from qualified physically impaired residents' units between 8:00 a.m. and 10:00 a.m. on Monday, Wednesday and Friday. If a holiday falls on one of these days, the trash will be picked up at the next regular scheduled work day. This service will not be provided on weekends or holidays.

This is a facsimile document and SHALL NOT be used for resale disclosure purposes.

34. Residents may plant flowers, annuals, perennial and bulbs provided such plantings do not obstruct any window of another Unit Owner or interfere with the normal use and maintenance of the General Common Elements. Residents shall be responsible for the care of such plantings.

35. Residents may plant trees, plants or shrubs with the written approval of Management and the Maintenance and Safety Committee. All such plantings become the property of the Association.

36. No digging or planting of any type shall interfere with any water, electrical or cable lines. Any person doing any planting shall be responsible for any damage to those lines and any cost to make repairs.

37. No person shall paint any portion of the exterior of any family unit or building.

38. No person shall install any wiring, antenna, machine, device structure or screening on the exterior of any building or on the General Common Elements or the Limited Common Elements or in such a fashion that it protrudes through the room or any wall of the building except as authorized in writing by the Board of Directors.

DUE TO FAIRFAX COUNTY FIRE REGULATIONS, NOTHING CAN BE STORED IN STAIRWELLS OR LANDINGS, INCLUDING NEWSPAPERS, BICYCLES and TOYS.

Shadowood Condominium Association
11639 Stoneview Square
Reston, VA 20191
703-620-5444

Please email any comments or corrections to:

president@shadowoodcondos.com