
Policy Regarding Lot and Structure Maintenance and Parking
Saratoga Community Association
PO Box 479 Springfield VA, 22150

**POLICY REGARDING
LOT and STRUCTURE MAINTENANCE and PARKING**

Version: March 19, 2020 1.0

Saratoga Community Standards

DRIVEWAYS AND WALKWAYS. Broken concrete shall be repaired or replaced. Asphalt shall be resealed as necessary. Other materials shall be maintained as necessary.

FENCES. All fences shall be kept in good condition. Missing or broken boards or posts shall be replaced. Gates shall be kept in good repair, and gate hardware shall be replaced as necessary to maintain proper operation. Paint/stain is not required on fences, but lot owners and residents shall apply fresh coats of paint/stain as necessary to maintain the appearance of any fence that has been painted, stained or treated with a wood preservative. Fences must be installed from the front corner of your home to your back yard. No fence can be installed in the front yard. Fences must be approved prior to installation.

FIXTURES. Exterior lamps, air conditioning units and other outdoor fixtures shall be kept clean and in good repair. Rusted or corroded components shall be repaired or replaced.

FLAG POLES. All flagpoles must be of a height, color and location appropriate for the size and qualities of the property. Permanent, free-standing flagpoles must be installed and maintained in a vertical position. Temporary flagpole staffs that do not exceed six (6) feet in length and are attached at an incline to the wall or pillar of the dwelling unit do not require approval by the ARB. An Exterior Modification request form is required only for permanent flagpoles.

FLOWER BEDS AND BUSHES. Bushes shall be trimmed as necessary for sidewalk clearance, and dead bushes shall be removed or replaced. Bushes/shrubs should be trimmed to maintain a neat and tidy appearance. Beds shall be kept free of weeds. Mulch or other ground cover shall be used as needed to control weeds and retain ground moisture. Flower bed borders made of wood, brick, stone, plastic or other materials shall be kept in good repair and/or replaced as necessary.

GRASS. Grass height shall not generally exceed six (6) inches and lawns shall be kept well groomed. Grass shall be trimmed along the sidewalk and driveway such that the edge of the pavement is visible. Grass shall also be trimmed along any fence line, and around any flower beds, trees or posts contained within the lot. Grass clippings and other debris from yard maintenance shall be removed from sidewalks, driveways and road surfaces.

GUTTERS - RAIN GUTTERS. Gutters and downspouts shall be kept in good repair, free of plant material, and replaced or repainted as necessary to maintain appearance. Measures shall be taken to prevent washout and erosion below downspouts.

PAINT. Painted features shall be structurally sound, without noticeable decay or damage. The paint surface itself shall be smooth, free of chips and not unduly weathered. Maintenance painting shall be done with an exact match of the existing color.

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POLITICAL SIGNS. "Political campaign signs as allowed by Fairfax County Article 12-105 of the Zoning Ordinance are also permitted on personal lot property. There are no restrictions on the number of yard signs allowed, however a limit to posting a maximum of 12 square feet of total yard signage. With no single sign exceeding 4 square feet in area and a height of 4 feet. Political campaign signs may be displayed for no more than 30 days before and seven days after the primary election, general election, or vote on the proposition."

RUBBISH AND OTHER DISCARDED MATERIALS. Loose trash and rubbish shall not be allowed to accumulate anywhere on the lot, and, while awaiting removal, shall be enclosed in containers or bags sufficiently secure to keep them from being scattered by animals or wind. Rubbish includes but is not limited to tires, junk automobiles, automobile parts, furniture, mattresses, appliances, construction material not currently being used to upgrade the residence, or other materials no longer serviceable or that present a cluttered or trashy appearance.

ROOFS. Roofs shall be kept in good repair so as to present a neat and attractive appearance, with missing shingles repaired or replaced with ones of the same style and color.

SIDING. Siding shall be cleaned as necessary to remove accumulations of dirt, mold and mildew, and maintained in good repair. Missing or broken panels shall be fixed or replaced with panels of the existing style and color.

SHEDS/OUT BUILDING STORAGE UNITS. May be used for, but not limited to, the storage of common yard maintenance equipment (lawn care tools, lawn care machines, supplies) pool maintenance equipment and supplies, and seasonal items (deck chairs, umbrellas, grills, etc.) Existing Sheds are considered to be grandfathered in, but are subject to current maintenance and appearance requirements. New construction and or installation will require prior approval from the Architectural Review Board via a *Saratoga Community Association Exterior Modification* request form.

Sheds and/or Out Buildings shall not exceed the following:

- (A) Be more than 250 square foot in size.
- (B) Cover more than 25% of the Total Usable Property.
- (C) Have a side roof edge not greater than 7 foot (grade to fascia or gutter).
- (D) Have a center peak height not greater than 10 foot measured at center of structure (grade to finished peak).
- (E) Shall be constructed of like and similar materials; whether custom built, pre-fabrication, or modular materials. Sheds shall not be constructed of ad-hoc materials. External appearance (paint, finish, etc.) should match exiting home as closely or reasonably expected. Wood built sheds and prefabricated wood sheds shall be painted to match existing home base color. Base colors are from the HOA approved Benjamin Moore Williamsburg color selections. Composite sheds (fiber, vinyl, etc.) shall be of neutral colors within reason. Aluminum sheds will not be permitted.
- (F) All sheds may only be constructed behind the most forward corner (either side) of the existing home. Any shed shall not be placed or constructed in the front yard of a home.
- (G) Be well maintained.

SHUTTERS AND TRIM. Exterior wood trim and fascia shall be kept in good repair and replaced if warranted by deterioration or weathering. Missing shutters shall be replaced with ones of like kind and color.

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STRUCTURES - FRONT, SIDE AND REAR YARDS; Front, rear and side yard structures, including carports, porches, decks, sheds or any similar structures contained within the front, side or rear yard, shall be kept neat and orderly.

TREES. Branches shall be pruned as necessary for sidewalk clearance, and dead trees shall be replaced or removed. Tree circles shall be kept free of weeds. Mulch or other ground cover shall be used as needed to control weeds and retain ground moisture. Tree circle borders made of wood, brick, stone, plastic or other materials shall be kept in good repair and/or replaced as necessary.

TRASH AND RECYCLABLE CONTAINERS. Trash cans and recyclable containers shall not be visible until the evening before collection day and shall be put away on collection day. Likewise, yard waste, including grass clippings, leaves and brush, shall not be visible until the evening before collection day, and any containers, if applicable, shall be put away on collection day. Missed pickups shall not be allowed to sit out front for more than one day. Trash cans/recycling bins must be stored in either the garage, back yard or the side of the garage, behind the front corner of the home.

VEHICLES. "Personal Conveyance Vehicle" means any vehicle used for personal transportation for up to twelve (12) people, and that is licensed for operation on a public highway. Such vehicles shall include automobiles, pick-up trucks, jeeps, motorcycles, utility vehicles, and similar means of conveyance.

(A) Personal Conveyance Vehicles shall be parked only on driveways or streets. Personal Conveyance Vehicles not able to be legally driven in Fairfax County shall be garaged or, if not garaged, completely covered with appropriate covers that shall be fastened or secured. Such covers shall be maintained so as to present a neat appearance to the neighborhood. (B) No equipment other than Personal Conveyance Vehicles shall be kept on Driveways.

(C) No trailers, graders, boats, watercraft, tractors, campers, wagons, buses or other nonPersonal Conveyance Vehicles of any kind shall be kept on any lot, even if behind fenced areas or otherwise screened from public view, unless such vehicles are garaged and/or completely hidden from view. Temporary parking of any such Vehicle on driveways, up to seventy-two (72) hours, for the purposes of loading, unloading or preparing for travel/storage is permitted.

(D) No Truck shall be parked on or near any lot, except when in actual use, even if behind fenced areas or otherwise screened from view. A "truck" includes any vehicle that exceeds 12,000 lbs gross vehicle weight rating (GVWR), has more than two axels, has commercial plates, contains hazardous materials, is used for commercial purposes, or is banned from residential areas as declared by Fairfax County code. **VEHICLES Continued...**

(F) No Mobile Homes shall be parked on any lot or used as a residence, either temporary or permanent, at any time, even if behind fenced areas or otherwise screened from view. Temporary parking of any such vehicle on driveways, up to seventy-two (72) hours, for the purposes of loading, unloading or preparing for travel/storage is permitted.

(G) Personal Conveyance Vehicles, Trucks, Mobile Homes, Travel Trailers and Recreational Vehicles may be garaged.

WALKWAYS AND DRIVEWAYS. Broken concrete shall be repaired or replaced. Asphalt shall be resealed as necessary. Other materials shall be maintained as necessary.

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WINDOWS. Broken glass shall be replaced. Torn or damaged screens shall be repaired or replaced. Curtains, blinds or shades are not required, but bed sheets, newspapers and other similar temporary window treatments are not allowed.

2.0 Enforcement

The above listed standards will be used to enforce the aforementioned covenants in accordance with the Policy Regarding Due Process dated July 20, 2006. Section 7.2 of that policy is listed below for informational purposes.

7.2 Remedies. The Board may, upon determining that a violation exists, prescribe or seek any remedies including imposition of sanctions available to it under the Governing Documents, as well as any remedies described in the Virginia Property Owners' Association Act and in other laws of the Commonwealth of Virginia.

Some of the remedies that may be used by the Board include the hiring of a maintenance and/or repair service to correct the violation, the towing of vehicles, or other third-party actions required to remediate the violation. Such third party services may include but are not limited to: tree cutting; lawn mowing; trash or junk removal; home repair such as painting and siding; and vehicle towing. The costs for these remedial actions will be charged to the homeowner deemed in violation of the covenant(s).