

PIEDMONT HILLS HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

PREFACE

The Piedmont Hills Homeowners Association, Inc. was organized for the purpose of maintaining, administering and owning the Common Properties, and the improvements located thereon, and of enforcing and administering the architectural and Lot use restrictions contained in the Declaration of Covenants, Conditions, Reservations, Restrictions and Easements. Each Owner shall be a member of the Association and abide by the duties and obligations established by the Association.

The Board of Directors of the Piedmont Hills Homeowners Association, Inc. shall have the power to adopt, publish and modify Rules and Regulations governing the use and maintenance of the Property and to establish penalties for the infraction thereof.

The Association is governed by the provisions of the Property Owners Association Act (Code of Virginia, 1950, as amended, Section 55-508, et. seq.).

IN GENERAL, the Rules and Regulations of the Piedmont Hills Homeowners Association have been designed to make living together as pleasant as possible. We acknowledge that each of us has certain rights, but each of us also has certain obligations to the other residents. Courtesy and consideration are mutually beneficial.

When adopting these rules, we had in mind "the greatest good for the greatest number", which means that some Rules may, at times, appear contrary to the individual desires of some persons.

Please remember that Piedmont Hills is your home, your investment. The members of our Association are your friends and neighbors. Your Board of Directors and the A.C.C. need your help and cooperation to maintain harmony and to make your home and investment in Piedmont Hills a possession of pride and pleasure.

DEFINITIONS

Declaration

Refers to the Declaration of Covenants, Conditions, Reservations, Restrictions and Easements which was provided to each Owner at the time of closing on the Lot. The Declaration is the principal source of information regarding the duties and obligations of each Owner.

Fines

The Association is empowered to assess and collect fines, (monetary penalty assessments) as determined by the Board of Directors, including costs of administration, accounting, legal expenses, filing fees and postage for violations of the Declaration or the Rules and Regulations.

Monetary Penalty Assessments

Charges assessed to any member for any violation of the Declaration or the Rules and Regulations shall be known as a monetary penalty assessment, and, as such, shall be subject to those provisions applicable to other types of assessments, as contained in the Declaration and Bylaws.

Notice

Owners must keep the Association informed of accurate names and mailing addresses. Any Notice deposited in a U.S. Post Office, with postage paid, and addressed to the last address on file with the Association, shall be sufficient and proper notice.

Precedent

Any ruling by the Architectural Control Committee is applicable solely to the Lot and the issue under review and shall not establish a precedent for other Owners. The A.C.C. shall not be deemed to waive its right to object to the same features and elements with respect to any other Lot because of the uniqueness or special circumstances as determined by the A.C.C.

Property

Includes all of the Lots, streets and Common Areas within the Piedmont Hills Subdivision.

Street

Includes the paved portion of the roadway and the shoulders thereof.

Variance

Notwithstanding any provision to the contrary, the Architectural Control Committee may, in its sole discretion, make exceptions to and grant variances from any restrictions provided in the Declaration or in the Rules and Regulations. Any Owner desiring an exception or variance to any provision or restriction must apply for same, in writing, to the A.C.C., Piedmont Hills Homeowners Association, P.O. Box 1372, Spotsylvania, VA 22553.

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Holiday Decorations

All holiday decorations must be removed within thirty (30) days of the holiday.

All Terrain Vehicles

All terrain, off road and go cart type vehicles may not be operated on the streets and Common Areas within the Piedmont Hills Subdivision.

Animals

Owners of animals (or persons having custody) must clean up after their pets. Animal excrement must be removed immediately from the property of another (or from public property) and disposed of on the Owner's own property. All dogs must be fenced or leashed.

Antennas

No exterior antennas are permitted on the Property.

Architectural Changes

All architectural changes and improvements to your Lot require the approval of the Architectural Control Committee. Read the Declaration for details.

Assessments

All assessments must be paid within thirty (30) days after the due date. Delinquent assessments shall bear interest (9% APR) from the date of delinquency.

Basketball Backboards

No basketball backboard shall be permitted to stand on or overhang the paved portion of any street, nor shall it stand on or overhang the shoulder of any street within the Piedmont Hills Subdivision between the hours from sunset to sunrise.

Business on Premises

Any occupation, profession, business or trade conducted within the Piedmont Hills Subdivision must have the approval of the Architectural Control Committee to ensure that there is no hazard, no nuisance and no increase in traffic or parking. The business cannot be apparent or visible and cannot change the residential character of the area.

Campers/Recreational Vehicles

Read "Guidelines for Owners of Recreational Vehicles, Motor Homes and Campers in Piedmont Hills". A copy is available from the A.C.C.

Clotheslines

Clotheslines and clothes poles are permitted in the rear yard only, provided clothes and other articles being dried are not visible from the roadway. No clothes, rugs, drapes, linens, etc. may be hung, aired, spread or draped on any lines, posts or rails of porches in the front of any residence. Similarly, none of these items may be hung from windows.

Creek

No object, item, material or thing of any size or type shall be placed, thrown or disposed of in the creek at any time. Any tree or natural object which falls in the creek shall be removed by the Owner of said tree or object.

Dogs

See "Animals" in this section.

Drainage Ditches

Each Owner is required to keep the drainage ditch unobstructed and in good repair, including the trimming of grass, weeds and other vegetation.

Dues

All dues and assessments must be paid within thirty (30) days after the due date. Delinquent dues and assessments shall bear interest (9%APR) from the date of delinquency.

Guests

Guests are required to comply with all the provisions of the Declaration and the Rules and Regulations. Owners are responsible for the conduct of guests, tenants, family members and invitees.

Guns

The discharge or shooting of any firearm or gas operated or air operated weapon within the Piedmont Hills Subdivision is prohibited.

Motor Vehicles

No disabled, unlicensed or inoperable vehicle may be parked on the properties. All vehicles parked on the property must have current state inspections and state licenses at all times.

Motor Vehicle Operators

The operators of all motor vehicles and motorcycles must have a valid operator's license (or a permit if accompanied by a licensed driver) at the time the motor vehicle is being driven on any street within the Piedmont Hills Subdivision.

Noisy Vehicles

All motor vehicles and motorcycles must be equipped with effective mufflers and exhaust systems when being driven on any street within the Piedmont Hills Subdivision. The creation of any unreasonably loud, disturbing and unnecessary noise is prohibited.

Street Parking

Street parking will be limited to a 48 hour period -- please park your vehicles in your driveway.

Satellite Dishes

Satellite Dishes may be approved by the A.C.C. prior to installation.

Solar Collectors

Solar collectors or panels may be installed and maintained on a Lot provided they are not visible from any street.

Speed Limit

No vehicle shall be operated at a speed in excess of the posted 25 miles per hour limit on any street within the Piedmont Hills Subdivision.

Trees

Existing trees shall remain undisturbed as much as possible. Exceptions to the foregoing shall be approved by the A.C.C. The removal of any living tree (over 3" in diameter) **MUST BE APPROVED** by the A.C.C. Dead trees (a tree not displaying any green leaves on the upper half of the trunk) should be removed immediately by the Owner.

Vegetable Gardens

Vegetable gardens are permitted only in the rear yard, provided that the garden is not visible from the street.

Window Coverings

No window of any residence in Piedmont Hills Subdivision shall be covered with newspapers, aluminum foil or any other material not designed nor intended for use as a window covering.

PENALTIES

Monetary penalty assessments shall be assessed against the Owner for violations by the Owner, members of the Owner's family, guests, tenants and other invitees. The Owner shall be notified of a penalty by mail. The Owner has thirty (30) days to pay the assessment or to request a hearing of the Association. If the Association prevails at the hearing, the Owner has thirty (30) days to pay the assessment. If not paid, the Owner will be notified by mail (Certified – Return Receipt Requested) that a Memorandum of Lien will be filed in the Clerk's Office of the Circuit Court of Spotsylvania County. The amount of the lien may include costs, reasonable attorney's fees and interest. If suit is necessary to enforce the lien, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

SCHEDULE OF FINES CURRENTLY IN EFFECT

First and each differing violation	Written Notice
Failure to correct or first repeat violation	Fine of \$25.00
Subsequent repeats or same violation	Fine of \$50.00 (each infraction)
Violation of a continuing nature	\$10.00 per day, not to exceed \$900.00