

ISLAND CREEK COMMUNITY ASSOCIATION HANDBOOK ARCHITECTURAL GUIDELINES, RULES AND REGULATIONS

The following policies, architectural guidelines and covenants have been approved by the Board of Directors of Island Creek Community Association, Inc. (The “Association”). The guidelines should be looked upon as protective rather than restrictive because they are designed to enhance the quality of life for individuals living in the Association by protecting the property values and safety of all residents and owners.

This handbook addresses a broad range of rules and regulations as well as exterior modifications for which homeowners must submit an application to the Covenants Committee (the “CC”). It is not intended to create, nor should it be construed to constitute a contract between the Association and homeowners or residents. The policies and procedures apply to all owners and residents without regard to race, color, religion, national origin, age, sex or citizenship. Applicable State or Federal law or County ordinance will prevail where in conflict with any provision of this handbook.

The Board of Directors (the “Board”) reserves the right to make policy changes at any time. Changes will be made to reflect amended policies, covenants, and procedures consistent with the needs of the Association, homeowners and residents. As changes occur, you will receive the appropriate material to place in your handbook.

The Board consists of seven (7) Directors elected by the homeowners to preserve and enhance the quality of life at Island Creek. The Board is responsible for policy formation, implementation and interpretation. The administration of the activities of the Association rests with the management agent. If you should have any questions, you should contact the management agent.

ARCHITECTURAL APPLICATIONS

While it would be impossible to address each specific modification or addition, these guidelines attempt to define the standards by which all applications will be considered regarding size, quality, location, materials and color of any architectural modification, which of course must take into consideration the intended use and relationship to adjoining properties. The basis for many of the following guidelines and rules can be found in the Declaration of Covenants, Conditions and Restrictions of the Association, which you should have received at settlement.

APPLICATION REVIEW PROCEDURES

The modifications and improvements listed on the following pages require an application to be submitted to the Covenants Committee **IN ADVANCE** of an architectural modification. The CC shall review and approve all additions and modifications that comply with the guidelines set forth in this handbook and the Declaration.

The Architectural Modification Request forms are available from the Island Creek web site, <http://www.islandcreek.org>, or from the on-site community manager upon request. Forms change periodically, please check to ensure you have the most up-to-date document.

1. Submit a fully completed and signed application (by the homeowner or officially designated representative).
2. Attach a copy of the plat, all plans, drawings, paint color chip, etc. and specifications including samples where appropriate.
3. Neighboring property owners must be notified of the intended course of action. This doesn't require concurrence but most allow sufficient time for neighbors to dissent to the committee. The requestor must certify (to the CC) that notification was made and indicate on what date.
4. Submit application and attached material to the Covenants Committee via the on site manager. If the on site manager is not at the clubhouse, you can drop off material in the mailbox in front of the clubhouse.
5. Upon receipt of the completed application and supporting documents, the CC shall either approve or deny the request within forty-five (45) days

Any neighboring residents wishing to submit comments to the CC during the review process, may attend a CC meeting, or do so in writing through the Association's management agent.

Although the CC is required to make a decision within forty-five (45) days of receipt of the complete **application** and associated materials, the CC is NOT required to notify the applicant within forty-five (45) days. If you have not received a written decision from the CC within the prescribed time period, you should contact the management agent to confirm that a decision has been made. If the CC fails to make a decision within the forty-five (45) day period, approval shall be automatic but shall not be deemed to be a waiver of any provision of the Declaration of Covenants, Conditions and Restrictions.

If a request is denied by the CC, the applicant may resubmit a request after bringing the application into compliance with the requirements of the CC or notify the CC and the Board within forty-five (45) days of the receipt of the denial that the applicant has elected to appeal to the Board for approval. The Board will review the appeal at a regularly scheduled Board meeting. The decision of the Board will be final.

Plans for the construction of decks, patios, sheds and other structures must meet Fairfax County building codes and appropriate building permits must be obtained before beginning any construction.

Projects should be completed in a timely manner. The failure to commence a project

within six (6) months of approval by the CC (or the Board) and the failure to complete a project within six (6) months of commencement will require an application to the CC for an extension of time to complete the project.

In consideration of other residents, any and all noise producing work on exterior project shall be done only during and between the following hours:

Monday thru Friday	8 a.m. to 7 p.m.
Saturday	9 a.m. to 9 p.m. or darkness
Sunday	9 a.m. to 6 p.m.

PROCEDURES FOR ENFORCEMENT OF THE RULES AND REGULATIONS

The Association shall notify the homeowner in writing, in person or by telephone of any violation of the procedures for obtaining approval of any addition or modification. The Association shall notify the homeowner in writing, in person or by telephone of any violation of the guidelines, or of any violation of the plans approved by the CC and/or the Board which are not covered in the guidelines or covenants. If the homeowner is a nonresident, the violation notice shall be mailed to the tenant and to the homeowner.

In any instance where the violation presents a health or safety hazard, the Board may direct the Association's management agent to immediately notify the homeowner and/or tenant in writing and to take corrective action at the homeowner's expense within the time frame specified in the notice.

All notifications of violations appealed by the homeowner and reviewed by the Board will include a statement of the Board's findings and conclusions, and the appropriate sanction, relief or denial thereof. A copy of each decision when issued shall be sent to the parties to the proceeding and to the CC.

If the homeowner does not bring the violation into compliance within the time frame specified in the notice or submit a request for an appeal within ten (10) days of the expiration date for compliance, the Association may take legal action. The homeowner may be held liable for any and all costs, including legal expenses, in connection with the correction of the violation.

A letter notifying a homeowner of a proposed legal action under the Declaration of Covenants, Conditions and Restrictions shall contain the following:

1. The estimated cost of repair, as determined by the contractor who the Board proposes will do the work if the homeowner fails to take corrective action.
2. A statement that the Board will have the work done if the homeowner does not correct the problem within a specified period of time or if the homeowner fails to provide the Board with acceptable evidence that corrective action has been initiated.

3. A statement that any funds expended by the Association, including legal and estimated expenses, will become a part of the homeowner's assessment and that such assessment may constitute a lien upon the property.
4. A statement that a majority vote from the Board has approved the action.

THE FAILURE OF THE BOARD TO ACT TO ENFORCE ANY RIGHT, PROVISION, COVENANT, CONDITION, RULE OR REGULATION SHALL NOT CONSTITUTE A WAIVER.

INSPECTIONS

CC members and the management agent may inspect the site of proposed additions and modifications. Inspections may be done prior to, during and after completion of the project. Access to a homeowner's Lot will be in accordance with the Declaration. Annual inspections are normally performed in the spring by the management company staff and Covenants Committee volunteers. CC and/or Management Company may perform periodic unscheduled inspections of any/all properties.

ADDITIONS

Additions for townhomes, other than decks, are not permitted. Additions for single family detached homes shall be compatible with the size and scale of the existing house. Color, style and construction materials shall complement the existing house.

No building shall be erected, altered, placed or permitted to remain on any lot other than one dwelling unit, garage, and other approved structures for use solely by the occupants. No alterations, additions or improvement shall be made to any garage that would defeat the purpose for which it was intended and no garage may be converted to living space.

ANIMALS

No horse, pony, cow, chicken, pig, hog, sheep, goat or other domestic, wild animal or potentially dangerous animal shall be kept or maintained on any Lot. However, common household pets such as dogs and cats may be kept or maintained, provided that they are not kept, bred or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding Lots or the neighborhood and are in compliance with Fairfax County code

Permission has been extended to the Fairfax County Animal Warden to enforce all applicable portions of the Fairfax County Code with regard to all animals within the Association. Homeowners and all other persons who are owners and/or custodians of pets shall not allow such pets to run at large. A dog or cat shall be deemed to run at large while roaming, running or self-hunting or when not restrained by a dependable leash and controlled by a responsible person. All pets must have appropriate shots, licenses and tags. Pets shall not be chained or confined in any common area. No kennels for breeding or for multiple pets are allowed on the property.

Pet owners are responsible for the clean up and proper disposal of pet wastes deposited in the common areas, the property of other community residents as well as their own yards. Pet owners shall be responsible for any and all costs incurred in the repair of damage to the common areas as well as the property of other Association residents caused by their pet(s).

Homeowners, residents or guests who own pets shall ensure that their pets do not become a nuisance to other residents in the community. Actions that may constitute a nuisance to other homeowners and residents include, but are not limited to, barking, scratching or being hygienically offensive, or walking in neighbor's yards on or off leash.

Doghouses shall be compatible with the applicant's house and either within a fenced yard, or behind appropriate screening in order to be visually unobtrusive to neighboring homes. CC approval is required.

Dog runs are prohibited

ANTENNAS AND SATELLITE DISHES

All satellite dishes must be submitted for approval using the Satellite Dish express form. All apparatus must be in compliance with FCC regulations.

1. Satellite dishes may not be greater than one meter (39.37 inches) in diameter.
2. No portion of the apparatus should infringe upon a neighbor or common property and should be located, as much as possible, to minimize visual impact.
3. Preferred locations for dishes are:
 - Rear yard at ground level and as near the house as possible;
 - Rear deck with no projection above the height of the deck;
 - Rear or side wall as low as possible;
 - Rear roof with no projection above the roof line.

If none of these locations provide optimum reception, homeowners should notify the CC.

Antennas should be located within attic space.

ATTIC VENTILATORS AND EXHAUST DUCTS

Attic ventilators, turbines and exhaust ducts are permitted and should be the color of the house siding or trim (if mounted on a gable end). Ventilators and turbines should be mounted on the backside of the roof, not extend above the ridge line, and should match the color of the roof, the chimney duct or be mill-finished.

AWNINGS

Exterior awnings on townhomes are prohibited. For single family homes, CC approval is

required.

CHIMNEYS AND METAL FLUES

All chimneys must be installed on the back or side of the house. The chimney or flue shall extend above and behind the ridge line to the same height as adjacent chimneys and flue enclosures. Chimneys must either be masonry or enclosed in the same finish material as the exterior of the home to which they are attached.

CLOTHESLINES

No clothing, laundry or wash shall be aired or dried outside of any house.

DECKS AND GAZEBOS

Elevated decks attached to the top level of townhomes are prohibited. No townhome deck may have a deck floor with a height greater than the floor level of the entry to the house from the deck. Homeowners are encouraged to consider the following variables for proposed decks and/or gazebos:

Location: A deck and/or gazebo should generally be located in the rear yard. Specific locations will be evaluated on the individual merits.

Scale: The scale of all decks and gazebos shall be compatible with the scale of the house as sited on the property. Decks, particularly elevated decks, should be of a scale and style that are compatible with the home to which they are attached, adjacent homes and the environmental surroundings.

Color: Decks made from wood must be stained or sealed within two years in order to maintain the appearance. The stain must be approved in advance by the CC. Samples of stain colors that have been pre-approved are available upon request from the on-site manager. Gazebos may be either stained or painted with approved color.

Decks constructed using Trex™ or other composite material shall conform to the color requirements of wood-based decks.

Material: Decks may be constructed using wood, Trex™ or other composite material. The materials used will be noted in the complete application.

Storage Under Decks: The use of decorative screening or landscaping to minimize any adverse visual impact on neighboring homes from storage under an elevated deck is required.

Property line setbacks: Decks shall maintain a setback from all property lines as required by County Code.

Maintenance: All decks and gazebos must be well maintained so as to preserve their integrity and appearance.

DRIVEWAYS

Driveways may not be widened or altered without prior approval by the CC. Driveways should be maintained/sealed. No prior approval is needed.

ELECTRONIC INSECT TRAPS

Electronic insect traps will be regulated based on the same criteria as exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise and may only be operated during those times when the immediate area protected by the trap is occupied by the homeowner or his guests.

EXTERIOR APPEARANCE/MAINTENANCE GUIDELINES

Property ownership includes the responsibility for the maintenance of all structures and grounds, which are a part of the Lot. This includes, but is not limited to, items such as mowing grass, removal of trash and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. Residents are responsible for maintaining the exterior of their dwellings and any other structures on their Lots. No storage of bicycles, trash or trash cans, barbecue grills, snow shovels, tires, work tools, boxes, building supplies, etc., in the front yard, front stoop or side yard (if unfenced) is permitted. Lots must be properly maintained so as not to present an unsightly appearance.

EXTERIOR LIGHTING

Any proposed replacement of exterior lighting or additional fixtures must be approved by the CC, and be compatible in style and scale with the homeowner's residence.

No exterior lighting shall be directed outside of the homeowner's property. Proposed additional lighting should not result in an adverse visual impact on adjoining neighbors due its location, wattage or other features.

Decorative holiday seasonal lighting, e.g., Christmas lighting, may only be installed during the holiday season and at the holiday season's conclusion must be removed. No approval by the CC is required for holiday seasonal lighting.

EXTERIOR PAINTING

An application is not required in order to repaint or restrain a home or exterior improvement to match the original color. However, all exterior color CHANGES require an application and prior approval by the CC. This requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures.

In general, only those areas that are painted may be repainted and only those areas that are stained may be restrained. Concrete or block foundations exposed more than one (1) foot above grade shall be painted in harmony with the house.

FENCES

Any fence, screen or wall must have the approval of the CC before installation is undertaken. No such structure will be approved if its installation will obstruct sight lines for vehicular traffic.

Wood fencing, Trex™, or other composite material fencing will be in general conformity with the architectural design of the community. Chain link or other galvanized metal fencing will not be permitted unless it is installed inside an approved fence and below the height of the other fence and completely invisible to outside of the property.

All fencing, screening or walls should have finished materials on both sides. If only one side has finished materials, that side must face the public side of the individual lot. In other words, posts and hardware (except gate hardware) should be hidden from public view where possible).

Fences must be wholly erected on the homeowner's private property so that no part of the fence is installed on common area, which is the property of the Association.

Color: Fences may be stained, but may not be painted. Use of pre-approved stains will be allowed upon submission of an architectural change request. Stain colors that are not pre-approved must be approved in advance by the Covenants Committee prior to application of the stain. Fence stain must be the same color as any existing deck and gazebo stain. All fences that are not stained must be maintained with colorless, weatherproof sealant.

Construction: All fences must be installed so that the members are vertical and horizontal. New fencing or replacement fencing must be of identical material and design of any existing fences to which it is connected and must be contiguous with other fencing and the house.

Entry: For townhomes and single-family detached homes adjoining common property, the fence must have at least one entry to common property to allow emergency access.

Height: Fences must be six (6) feet high at each end.

Location: Fencing shall not extend forward of the front house line and no fencing shall be permitted to enclose any front yard. The side yard fence for any end townhome must be set back at least twelve (12) feet from the front of the house line **UNLESS PRIOR APPROVAL TO EXTEND THE FENCE TO THE FRONT LINE OF THE HOUSE HAS BEEN OBTAINED FROM THE CC.**

Maintenance: Fences separating two adjacent lots shall be jointly maintained by the owners of the two homes. All fences must be well maintained so as to preserve their integrity and appearance.

FIREWOOD AND COMPOST PILES

Firewood shall be kept neatly stacked and shall be located on the side or rear yard of the home and in such a manner as to avoid any adverse visual impact on neighboring homes as well as damage to adjacent fences. Firewood piles must contain firewood only (no debris) and should not exceed five and one-half (5 ½) feet in height. Screening is required.

Compost piles/bins are prohibited in front and side yards and homeowners must submit an application to the CC if one is to be located in the rear yard. Under no circumstances will a compost pile/bin larger than 15 square feet be approved.

FLAGPOLES

Any permanent, freestanding flagpole must be installed and maintained in a vertical position and must be approved in advance by the CC. The height, color and location of the flagpole must be consistent with the size of the property and scale and design qualities of the home. A flagpole staff that does not exceed six (6) feet in length and is attached at an incline to the wall or entrance area of the home does not require approval by the CC.

GREENHOUSES

An attached greenhouse shall be characterized as an addition to a home and must meet the following criteria to be approved:

1. The size and design must be architecturally compatible with the home and neighboring homes.
2. Any adverse visual impact on neighboring homes must be minimized as much as possible.
3. Greenhouses shall not be used for commercial purposes.

GRILLS

Permanent barbecue grills must be placed in the rear yard of the home and away from adjacent property lines. Portable grills must be stored in the rear or side of the home.

GUTTERS AND DOWNSPOUTS

The replacement of existing gutters and downspouts is permitted without CC approval if they are the same as the original installation. Any other installation requires the approval of the CC. In no instance shall the addition of gutters and downspouts be permitted to adversely affect drainage on adjacent properties. Downspouts must not bisect a wall. Gutters must be contiguous with the roofline. The color of downspouts, gutters and any supporting structures or attachments must be the same as the exterior trim or be white.

HANDICAPPED ACCESS

Ramps and other construction intended to accommodate handicapped residents shall

generally be approved upon application to the Covenants Committee, given the general compliance and harmony of the proposed construction with the community.

HAZARDOUS WASTE DISPOSAL

The dumping or disposal of oil, grease, oil-based paint, or any other chemical, residual substances or any substance or particles from holding tanks of any type is not permitted on the property. Disposal must also conform to environmental regulations.

Residents may dispose of hazardous waste at either the I-66 Transfer Station at 4618 West Ox Road, Fairfax, or the I-95 Transfer Station at 9850 Furnace Road, Lorton. Directions may be obtained by visiting the following URL:

http://www.fairfaxcounty.gov/gov/dpwes/trash/Disposal_Directions.htm

HOT TUBS AND SPAS

Exterior hot tubs and spas that are permanently installed must be installed within a fenced area and must have prior CC approval. Under no circumstances may any hot tub be placed within public view from any street. Portable hot tubs placed on ground level surfaces or decks less than eighteen (18) inches above ground require no CC approval as long as they are placed within fenced areas and are reasonably hidden from public view.

Any hot tub installed on an elevated deck must have CC approved screening to shield the hot tub from public view. Such hot tubs shall be constructed so that there is proper drainage and that no ground level drainage problems are created on either the adjoining properties or common ground. Waste water from such tubs shall meet County Code.

LANDSCAPING

All new major landscaping must be approved in advance by the CC. The replacement of like kind and size plant material is permitted without approval. Major landscaping is defined as any planting or change in ground cover that would include fifty (50) percent or more of the front of a Lot. Townhome owners may landscape one hundred (100) percent of the front of their Lot.

Any changes to the ground elevation of a Lot require prior approval of the CC.

Lawns: All lawn areas shall be kept mowed and shall not be permitted to grow beyond a height of six (6) inches. If a lawn is discovered to have a height of more than six (6) inches, the on-site manager will notify the homeowner via letter. The homeowner will be given ten (10) working days to bring their lawn into compliance. Failure to do so will result in the Association having the homeowner's lawn mowed, and the homeowner will be liable for the cost of said services.

Lawn Ornaments: All lawn ornaments, including but not limited to statuary, bird baths, decorative balls, etc. to be placed on the front or side of any Lot (unless they are located within and below the top of a fenced side yard) require CC approval.

Maintenance: Owners shall at all times maintain their property in good repair so as to preserve a neat appearance.

Plant material: All trees and shrubs must be located so as not to obstruct walkways, nor encroach on neighboring property. No tree, hedge or shrub planting shall be maintained in such a manner as to obstruct sight lines for vehicular traffic. Except for flower gardens, plants, shrubs and trees, which shall be neatly maintained, all open Lot areas shall be maintained as grass lawns. Complete paving of yards is prohibited. The covering of front yards or side yards with decorative stones as the principal design element needs to be approved by the CC. Other lawn material or other coverings must also be approved by the CC.

No live tree of a diameter of more than four inches, measured at two feet above the ground level, shall be removed without the express written authorization of the CC.

Retaining walls: Landscape timbers and retaining walls over eighteen (18) inches above local grade at any point must be approved by the CC. All landscape timbers and retaining walls must be constructed so as to not divert ground water onto adjoining properties or otherwise substantially change existing drainage patterns.

LEASES

Homeowners may lease their units but should recognize that the homeowner is responsible for the actions of his or her tenant(s) and may be held accountable by the Association for violations of the rules and/or damage to the common area. The initial lease term must be at least six (6) months and shall expressly provide that the terms of such lease shall be subject in all respects to the provisions of the rules and regulations of the Association and that any failure by the lessee to comply with the terms of such documents shall be a default under such lease. No dwelling unit may be subleased or assigned without the prior written consent of the Board of Directors and a copy of each lease must be provided to the Association's management agent.

MAILBOXES

Mailboxes should be of a standard size within a neighborhood. The U.S. Post Office owns the townhome cluster mailboxes. Any change from the mailbox and/or mailbox post installed by the builder for a single family detached home must be approved in advance by the CC.

PATIOS

Patios should generally be located in rear yards, and must be approved in advance by the CC. Any adverse drainage, which might result from the construction of a patio, should be considered and must be remedied.

Patios and ground level decks may be constructed of poured concrete, brick, stone, commercial paver tiles, wood, Trex™, or other composite material. Proper workmanship

to assure sound construction and attractive appearance is required. All patios and ground level decks shall maintain a setback from all property lines as required by County Code.

RECREATIONAL AND PLAY EQUIPMENT

Recreational and play equipment should be unobtrusive to neighbors and should comply with the following guidelines:

1. The equipment should be located in the rear yard whenever possible.
2. The equipment should be compatible with the Lot size. Screening may be required to minimize any visual impact on neighboring homes.
3. Equipment made of wood can be left natural in color or stained with approved stain. It must be maintained and sealed within two years.
4. The equipment must be in good working order, and kept well-maintained and rust-free, so as to preserve its integrity and appearance.

Requests for permanent basketball backboards or for non-portable skateboard ramps will not be approved.

SIDEWALKS AND PATHWAYS

Stone, brick, concrete or similar durable construction material should be used for sidewalks and pathways. The scale, location and design should be compatible with the Lot, home and surroundings. These should be maintained.

SIGNS

No illuminated sign of any kind will be permitted. No non-illuminated sign larger than two (2) square feet shall be displayed to the public view on any Lot except for temporary real estate signs, not more than four (4) square feet in area, advertising the property for sale or rent. All signs advertising the property for sale or rent shall be removed within three (3) days from the date of execution of any agreement of sale or rental.

Real estate directional signs may be placed on the common area between 9:00 P.M. Friday and 9:00 P.M. Sunday. Any directional signs placed on the common area in violation of the above stated time period will be removed and disposed of by the Association.

No signs, advertisements or messages other than for purposes of identification which offer or imply commercial or professional products or services, or which may constitute any other kind of business solicitation in or from any residence or residential property shall be displayed on the Lot without written approval of the CC. Security signs shall not exceed 64 square inches.

Campaign signs may only be displayed no earlier than 30 days prior to an election, and must be removed no later than one week after the election. Campaign signs may only be

displayed in the front yard or a window of the home. Campaign signs shall not be wider than 18 inches or taller than 12 inches. Not more than one campaign sign shall be displayed on any given Lot. [ask if the limitations can be made or if we can ban them completely]

SOLAR PANELS

All installations must have prior approval of the CC.

STORAGE SHEDS

All storage sheds require advance approval by the CC. Storage sheds must be well maintained by the homeowner so as to preserve their integrity and appearance.

Guidelines are:

1. Sheds should be four (4) sided, closed structures, and located in rear yards.
2. Sheds located in unfenced yards must be placed to minimize visual impact on common property.
3. Sheds may be seven (7) feet high from the ground but not higher than one (1) foot above the fence line in the townhome section. Sheds may be eight (8) feet high from the ground but not higher than two (2) feet above the fence line in the single family home section.
4. Sheds may not be constructed from metal.
5. If a shed is constructed with siding, the color and material must be comparable to color and material of house.
6. If shed roof has shingles, the shingles must match shingles on house.
7. If shed is plastic, the color must be comparable to the color of the house.
8. Sheds may not be constructed with exposed particleboard.
9. Sheds shall be constructed so that there is proper drainage and that no ground level drainage problems are created on either the adjoining properties or common grounds.

SCREENS AND STORM DOORS AND WINDOWS

Screen and storm doors should be as harmonious as possible with the architectural character of the dwelling unit and should be painted white, the color of the door or the color of the trim around the door.

Screen and storm doors for townhomes shall be full view or two view in style. Single-family detached homes may be allowed to install a different style when approved in

advance by the CC. Full view is defined as having one pane, either screened or of glass. Two view is defined as having two panes, either screened or of glass.

No plastic covering or security bars shall be visible on the outside of any window or door of any home without the prior approval of the CC.

SWIMMING POOLS

The installation of swimming pools of any kind must have prior CC approval.

TRASH REMOVAL

Trash and garbage containers shall not be permitted in public view earlier than dusk the evening before the pickup and all containers shall be removed from public view no later than dusk the day of the pickup. Trash must be in securely tied plastic bags or other approved containers and placed at curbside or other areas designated for pickup.

No accumulation or storage of litter, new or used building materials, or trash of any kind shall be permitted on any Lot. Each resident is responsible for picking up litter on his or her property and preventing windblown debris from originating from his or her Lot.

Trash cans, recycling bins and similar containers cannot be stored in the front yards or on the front stoops of the single family detached homes and the townhomes within Island Creek.

Recycling bins may be obtained by contacting the community manager.

It is requested that trash be put out in black bags only, in order to discourage crows and other birds from tearing apart the garbage bags to feed on the garbage inside. If this is not possible, it is suggested that you spray your bags with ammonia or an ammonia based cleaner in order to discourage the birds.

Trash pickup days and recyclables information can be found by contacting the community manager or consulting the web site <http://www.islandcreek.org>

VEHICLES

No junk vehicles (i.e. a vehicle leaking fluids or with a flat tire, etc.), recreational vehicles, house trailers or commercial industrial vehicles, such as but not limited to, moving vans, trucks, tractors, trailers, vans, wreckers, hearses, buses, boats, boating equipment, travel trailers or camping equipment shall be parked within the boundaries of the community except on the written approval of the CC and the Board of Directors. The Association shall not be required to provide a storage area for these vehicles.

Vehicles that are on official business service calls to a resident and/or homeowner in Island Creek are exempt from these Guidelines for the duration of the service call only. These vehicles must still comply with any applicable rules and regulations of the Association.

No portion of the homeowner's property or common area shall be used for the repair of automobiles or any other vehicles nor shall any vehicle other than a private automobile be parked in any of the parking spaces maintained by the Association.

No unlicensed vehicles, including but not limited to motorized bicycles, mini-bikes, go-carts, etc., shall be operated on or parked upon any common area. All vehicles shall display current licenses and other required registration and safety inspection permits and decals and shall be maintained in proper operating condition so as not to be a hazard or nuisance due to noise, exhaust emissions or fluid leakage.

No motor vehicles shall exceed the posted speed limits while operating in the community and all vehicles shall be operated on the paved street and parking lot areas only.

Owners of vehicles will be held liable for all costs to repair damages to common areas caused by negligence, repair operations on the vehicle or the storage of any combustible, dangerous or otherwise hazardous material on common area.

ANY VEHICLE IN VIOLATION OF THESE RULES AND REGULATIONS MAY BE REMOVED BY THE ASSOCIATION AT THE EXPENSE OF THE VEHICLE OWNER AFTER FIVE (5) DAYS NOTICE IN WRITING OR IN THE FORM OF A VIOLATION TAG PLACED ON THE VEHICLE. MOREOVER, MONETARY CHARGES OF UP TO \$50 PER VIOLATION OR \$10 PER DAY MAY BE ASSESSED BY THE BOARD OF DIRECTORS AGAINST THE VEHICLE OWNER.

The Association, Board and management agent bear no responsibility for the safety or security of any parking areas or streets within the Association's boundaries. In the event any homeowner or his family members, tenants, guests or other invitees violate any of the rules or regulations adopted herein and such person's vehicle is towed, that person shall be responsible for the cost thereof and in the event the Association incurs any expense associated with the violation or the towing, said charges will be treated as an assessment against the homeowner's Lot.

Vehicle and parking policies are further addressed in Island Creek Policy Resolution 99-1, available from the web site <http://www.islandcreek.org>, or on request from the community manager.

WINDOW AIR CONDITIONERS

Window air conditioners are prohibited.

Exceptions: Medical exceptions shall be approved by the Covenants Committee on a case-by-case basis. Requests must include a note from a licensed medical practitioner.

