

AMENDMENT TOPIC: PARKING

1. Purpose: Vehicles must use designated parking areas for regular parking.

2. Language for vote:

“Parking of vehicles or trailers on any portion of a lot that is not a designated driveway or approved parking area, such as grass, landscaped areas, or other parts of the yard, is generally prohibited in order to maintain the aesthetic appearance and condition of the community. However, occasional parking in the yard may be permitted on a temporary basis for special events, visitors, or short-term needs, provided it does not result in damage to the lawn or create a nuisance. Repeated or extended parking in the yard is not allowed.

The Association reserves the right to determine what constitutes excessive or inappropriate use and may issue warnings, assess fines, or require corrective or restorative action to the yard, lawn or landscaping at the expense of the owner if this Requirement is not followed.”

Please Check One

APPROVE- I vote to adopt the proposed requirement as written.

REJECT- I vote against adopting the proposed requirement.

ABSTAIN- I abstain from voting on the proposed requirement.

Owner/Agent Initials: _____



AMENDMENT TOPIC: TRASH CONTAINER PLACEMENT AND REMOVAL

1. Purpose: To ensure trash containers and bulk trash are placed and removed during reasonable time windows.

2. Language for vote:

“Trash containers must not be placed at the street or curb for collection prior to the day before scheduled collection. For bulk trash collection or special collection days, bulk trash and containers may be placed at the street no earlier than the Saturday immediately preceding collection day.

All trash containers must be removed from the street, curb, or public view within 24 hours after collection. Occasional exceptions are permitted for Owners or Occupants who are temporarily out of town or have extenuating circumstances, provided that exception is not habitual or repeated on a consistent basis.

The Association reserves the right to determine what constitutes excessive violations and may issue warnings, assess fines, or require corrective action if this Requirement is not followed.”

Please Check One

APPROVE- I vote to adopt the proposed requirement as written.

REJECT- I vote against adopting the proposed requirement.

ABSTAIN- I abstain from voting on the proposed requirement.

Owner/Agent Initials: _____



AMENDMENT TOPIC: EXTERIOR APPEARANCE, WINDOW TREATMENTS AND LANDSCAPING

1. Purpose: To define requirements for road-front exterior appearance.

2. Language for vote:

“Homeowners are responsible for maintaining the exterior of their property, including the front yard, driveway, walkways, landscaping, and any visible structures, in a neat, clean, and orderly condition. This includes, but is not limited to, painting, repair of visible damage, and maintaining landscaping.

(a) All windows, shutters, and window treatments visible from the street must be kept in good repair and present a neat and uniform appearance. Homeowners shall ensure that:

- Broken or damaged window panes are promptly replaced.
- Window coverings (blinds, shades, curtains, or other treatments) on all street-facing windows are in good condition. Broken, torn, faded, or stained window coverings are prohibited. Unfinished or makeshift coverings such as sheets, blankets, or newspaper are prohibited.
- Window coverings are of neutral or harmonious colors that do not detract from the community’s appearance.

(b) Landscaping requirements are as follows:

- All landscaping visible from the street, including lawns, flowerbeds, shrubs, trees, and other plantings, must be maintained in a healthy and orderly condition.
- Homeowners must complete all landscaping projects in a timely manner; unfinished landscaping, bare soil, or incomplete installations that are visible from the street are not permitted.
- Unfinished or neglected landscaping projects, overgrown or dead vegetation, and conditions that detract from the community’s overall aesthetic are not permitted.

The Association reserves the right to determine what constitutes violations of this Requirement and may issue warnings, assess fines, or require restorative action to the windows, window treatments, yard, lawn or landscaping at the expense of the owner if this Requirement is not followed.”

Please Check One

APPROVE- I vote to adopt the proposed requirement as written.

REJECT- I vote against adopting the proposed requirement.

ABSTAIN- I abstain from voting on the proposed requirement.

Owner/Agent Initials: _____

AMENDMENT TOPIC: SOLAR PANELS

1. Purpose: To define requirements for road-front exterior appearance.

2. Language for vote:

“Solar energy collection devices (“solar panels”) may be installed on a Lot only after written approval from the Board or Association’s Architectural Review Committee (“ARC”), to the extent permitted by Virginia law.

(a) Solar panels shall not be installed on any roof plane, structure, or portion of a Lot that is visible from any street within or adjacent to the Community.

- Panels mounted on the front-facing roof of a dwelling are prohibited.
- Panels mounted on side-roof planes that are visible from the street are prohibited.
- Ground-mounted solar panels are prohibited if visible from the street.

(b) Solar panels may be installed only in the following locations:

- Rear-facing roof planes not visible from the street.
- Rear yard locations screened such that no portion of the device is visible from any street or neighboring Lot, subject to Board or ARC approval.

(c) All installations must meet the following screening or aesthetic standards:

- Low-profile, parallel to the roof surface when applicable;
- Constructed of non-reflective material;
- Free of visible conduits or wiring to the greatest extent practicable; and
- Installed in compliance with state and local building codes and permitting requirements.

(d) Owners must maintain all solar equipment in good condition so as not to create a nuisance, safety concern, or visual deterioration.

Any installation in violation of this Requirement is a covenant violation subject to corrective action, including correction or removal at the Owner’s expense.”

Please Check One

APPROVE- I vote to adopt the proposed requirement as written.

REJECT- I vote against adopting the proposed requirement.

ABSTAIN- I abstain from voting on the proposed requirement.

Owner/Agent Initials: _____

AMENDMENT TOPIC: ELECTRIC VEHICLE CHARGING STATIONS

1. Purpose: To maintain the architectural and aesthetic appearance with electric vehicle (EV) charging stations.

2. Language for vote:

“Electric Vehicle (EV) Charging Stations shall only be installed within driveways, garages, or other fully paved, on-lot areas that are part of the Homeowner’s property. Installation locations cannot obstruct traffic, sidewalks, or public rights-of-way.

EV charging stations are strictly prohibited in any location where a vehicle must park in the street to charge. Additionally, they are prohibited where a vehicle must park in any portion of a lot that is not a designated driveway or approved parking area, such as grass, landscaped areas, or other parts of the yard.

Any installation in violation of this Requirement is a covenant violation subject to corrective action, including correction or removal at the Owner’s expense.”

Please Check One

APPROVE- I vote to adopt the proposed requirement as written.

REJECT- I vote against adopting the proposed requirement.

ABSTAIN- I abstain from voting on the proposed requirement.

Owner/Agent Initials: _____



AMENDMENT TOPIC: ORDINANCES

1. Purpose: To ensure residents comply with local, state and federal laws, etc. related to homeownership or occupancy.

2. Language for vote:

"Residents must comply with all local, state and federal laws, ordinances, building codes, zoning regulations, safety codes, and property-maintenance requirements that apply to homes within the HOA.

The Association may issue warnings, assess fines, or require corrective action to remedy violations at the expense of the owner if this Requirement is not followed."

Please Check One

APPROVE- I vote to adopt the proposed requirement as written.

REJECT- I vote against adopting the proposed requirement.

ABSTAIN- I abstain from voting on the proposed requirement.

I certify that I am the owner of the property listed below or otherwise authorized to cast this vote.

Property Address: _____

Owner/Agent Printed Name: _____

Owner/Agent Signature: _____

Date: _____

**Instructions for submission- You may return this ballot by mail to:
P.O. Box 21, Cloverdale, VA 24077 by March 1, 2026**