

WESTERLIES COUNCIL OF CO-OWNERS

WESTWIND WAY
MCLEAN, VA 22102

COMMUNITY RULES

Updated March 2016

Like all condominium communities, the WESTERLIES has in its Governing Documents, especially its By-laws, specific restrictions which apply to all owners and residents. Since there is a continuous turnover in ownership and residents, it is appropriate that from time to time a notice of COMMUNITY RULES be provided as a reminder to all our residents.

REMINDERS

DOGS AND CATS

The Westerlies abides by the Fairfax County Leash Laws. Please walk your pets on the perimeter of the community outside the hedge and between the outside sidewalk and public street curb. Do not let your pets off a leash to run free within the community. People who walk pets are also reminded that they are responsible to clean up after the pets. A violation of the "pooper-scooper law" is a misdemeanor and carries a maximum Fairfax county fine of \$250.00. Please be aware that Fairfax County Animal Control does have permission to come on the property.

NOISE

Residents should exercise extreme care to not disturb other residents with excessive noise or the use radios, televisions, telephones, musical instruments, or amplifiers at any time of day or night. The Fairfax County Code has penalties for loud noise levels between 11:00 p.m. and 7:00 a.m. The Westerlies rules prohibit noxious and offensive language and activity at all times.

BULK TRASH

Large trash items and kitchen appliances, e.g., furniture, mattresses, shipping cartons and so on, are to be disposed of by residents themselves. **DO NOT LEAVE LARGE BULK ITEMS OUTSIDE THE TRASH HUTS.** Anyone observed and reported as having left these types of trash by the trash huts will be asked to dispose of the item him or herself. If they refuse, they will be billed whatever extra expense it costs the Association to have the items removed. Below are two charitable organizations that will come to your home to pick up usable items and furniture.

PURPLE HEART-301-345-0094

VALUE VILLAGE- 301-277-0540

REGULAR TRASH AND LITTER

Please be sure to place all your regular household trash in the dumpsters in the trash huts. Too often, , bags of trash and other items are left on the concrete or ground next to the dumpsters. Bulk items, which are large, burnable items, may be placed in the trash hut area ONLY AFTER 3:00 p.m. Thursday for the BULK pick up on Friday. A contractor provides trash pick-up services several days throughout the week. Any other items such as appliances and/or construction debris require a “Special Pick Up” by the trash company and is the owner’s responsibility. Please contact the management company for the trash company contact information or visit the Association’s website at www.thewesterlies.com.

The Westerlies Association pays to have litter picked up throughout all courtyards. Please help keep the community litter free by not tossing trash, bottles, and other debris on the ground, behind bushes or next to trash huts. Of course, owners are always encouraged to further help keep the Westerlies litter free by picking up items on the ground when you take your trash to the dumpsters.

Owners undertaking renovation efforts should advise their contractor that all construction waste must be removed from the site—the trash should NOT be placed in the community dumpsters.

PROHIBITED PARKING

Parking in the fire lanes is prohibited. Fire lanes are clearly painted with yellow paint. Fairfax County requires the fire lanes for emergency vehicles. Any non-emergency vehicles parked in a fire lane will be towed at the owner's expense, day or night, without warning. Violators are also subject to tickets from Fairfax County Police. This is for the protection of our residents and property.

Parking is on a first come-first serve basis. In accordance with the Parking Resolution, vehicles that do not move for 14 days may be considered to be abandoned and subject to towing after notification.

BARBECUE GRILLS

The use of barbecue grills is prohibited on porches and stairwells. The Fairfax County Fire Code requires that grills be used at least 20 feet from the buildings.

PORCHES AND STAIRWELLS

Placing items on porches and stairwells is limited to patio furniture, plants, hoses and barbecue grills. This should be limited to no more than 4 flower pots. Patio furniture should remain in good condition and not fall into disrepair. Other items should not be stored on or under the porches or in stairwells; specifically bottles, cans, or tanks of inflammable materials.

Owners who live on the first floor should routinely clear the concrete landing at the entrance of their door to avoid drainage backups related to an accumulation of leaves which then cover the drain grate.

OUTSIDE WATER SPIGOTS

Attached is a listing of water spigots located throughout each courtyard. Occasionally, the shut off valve for the spigot is located INSIDE the first floor unit. Please familiarize yourself with this listing and if the spigot is located inside your unit, it should be turned off between the months of November through March to avoid water damage.

WATER HEATERS:

Owners are reminded to check the condition of their water heaters and repair/replace as appropriate. Any damage to units as a result of a faulty water heater is the responsibility of the owner.

LIGHTING

If you notice a pole light not working, please get the number of the pole and report it to Virginia Power at 703-437-8800 and give them the location. Also, please call CAMP at 855-477-2267.

INSURANCE:

All owners are strongly encouraged to have their own condo insurance coverage to cover their personal liability, personal property, loss assessments, deductibles, betterments, upgrades and other master policy exclusions. Owners should consult with their insurance agent to make sure they are adequately protected. Your individual (HO-6) insurance can ensure that upgrades such as custom cabinets, hardwood floors and other improvements will be covered in the event of catastrophic damage. Your policy should include coverage for the Association's master policy \$10,000 deductible.

RECREATION AREAS

The basketball court and tot lot playground hours are 12:00 p.m. to 8:00 p.m. exclusively.

DRIVING IN THE COMMUNITY

Westwind Way is our private community street. The Association maintains it and we are responsible for using it in a responsible manner. So when driving on Westwind Way, please be cautious, particularly when leaving parking spaces, young children frequently play in the street and may not be paying close attention to moving vehicles.

Parents, please remind your children of the dangers they may face when playing near parked cars and in the street. All residents please help to prevent accidents and injuries by not exceeding the safe speed limit while driving through the community. The speed limit is 10 MPH.

VEHICLE REGISTRATION

Please make sure your license plates, county registration, and state inspection stickers are current. Residents who own vehicles not displaying proper documents will be given a 48-hour warning ticket, after which the vehicle will be towed without further notice.

CHILDRENS TOYS

Toys and bicycles should be stored within the confines of each residence at the end of each day to help keep the Westerlies safe and neat.

RULES AND REGULATIONS

The following have been extracted and summarized from the Westerlies Governing Documents (Master Deed, By-laws, Amendments).

1. No clothing, laundry, rugs, or wash shall be hung from or spread upon any balcony, window, patio, or exterior portion of a townhouse or, in or upon the general common elements. This includes window treatments that are visible from the exterior of the building. No sheets, blankets, etc may be installed as window treatments and it is preferred that a light color is visible from the exterior.
2. All trash and garbage, with the exception of large bulk items, must be placed in the dumpsters as provided by the Association. The individual should dispose of large items.
3. No townhouse may be leased by a Co-owner for transient purposes (for periods less than 30 days).
4. No one shall post any advertisements or poster of any kind on property belonging to the Westerlies.
5. No animals, other than common household pets, shall be kept or maintained in any townhouse.
6. No Co-owner or resident shall paint any portion of the exterior of any townhouse, including doors, a color different from the original color of the item unless the proposed color has been approved by the Council. Additionally, no Co-owner may make any structural or landscape changes, or otherwise alter the exterior of the townhouse unless the Council has approved the proposed change. This includes plant hangers; plant hangers may not be installed on the outside of buildings (this does not refer to individual flower pots—only those items affixed to the building).
7. No Co-owner or resident shall install any electrical or telephone wire, TV antenna, air conditioning or other machine or device on the exterior of any building or upon any patio or balcony in the Westerlies. Please contact your specific provider to ensure the cables are located on the interior of your unit. The Association reserves the right to remove any exterior cables which may result in a loss of service for that specific unit.