

Newsletter from the Board of Directors: The Preserve at Rock Creek

This letter from the Board of Directors is to serve as a general reminder to the community in order to keep our community beautiful and promote The Preserve at Rock Creek as a wonderful place to live.

1. Please be mindful to drive 25mph or slower at all times while in the neighborhood.
2. There will be sidewalk work and WSSC work in the neighborhood over the next few months as part of the Bond Release process. Sidewalks marked with an "X" will be replaced.
3. Please remember that any Architectural Change performed to your property needs to be submitted to the HOA management company, SFMC for approval by the Covenants Committee. Applications can be sent to either ARCApplcations@sfmtcinc.com or mailed to:

The Preserve at Rock Creek Community Association, Inc.
c/o SFMC, Inc.
12084 Cadet Court
Manassas, VA, 20109

4. A formal communications web-site is in the works for the Preserve at Rock Creek. Additional information will be provided when the web-site is up and ready for use.
5. It has been brought to the Board of Directors' attention that some properties in the community have been partially rented out on a regular basis. The Board would like to remind its members that the practice of renting out a portion of the dwelling unit is not allowed and that only the entire dwelling may be rented. Additionally, the Board shall be made aware of all dwelling unit rentals and these rentals need to be approved. For additional information please see section 7.4, Leasing and Transfers in the Declarations.
6. Per The Preserve at Rock Creek HOA Documents, Section VIII, the Architectural Guidelines, Number 7, Fences, there should be no front yard fencing in the community; and no side or rear yard fencing without prior approval of the Covenants Committee. End-unit townhouses may be allowed to construct side-yard fencing, but ONLY when approved by the Covenants Committee.
 - 6a. It is recognized that deer pose a threat to plantings and that some forms of plant protection may be required. Some examples of what will be allowed are shown on the next page. In general, no posts that resemble a fence-like or actual fence structure shall be allowed in the front yards per the guidelines already in place. Again any side or rear yard fencing (side and rear for end-unit townhomes ONLY) MUST be approved by the Covenants Committee and follow all of the fencing guidelines.
 - 6b. Any barrier-type structure used to minimize deer damage to plantings should have a minimum of visual impact to the gardens around the home. When possible, black or dark green netting should be used to create a barrier to deer or other animals so as to minimize visual impact on the property. No fencing or like-fencing should be seen or used in the front or side yards and rear yards without prior approval.
 - 6c. Any unapproved fencing shall be removed within 30 days of receiving this letter or will be considered in violation of the HOA Guidelines set forth at The Preserve at Rock Creek.

The Board of Directors would like to thank all of the residents for complying with all the regulations in The Preserve at Rock Creek neighborhood.

Examples of what type of deer barriers that **ARE** permitted:



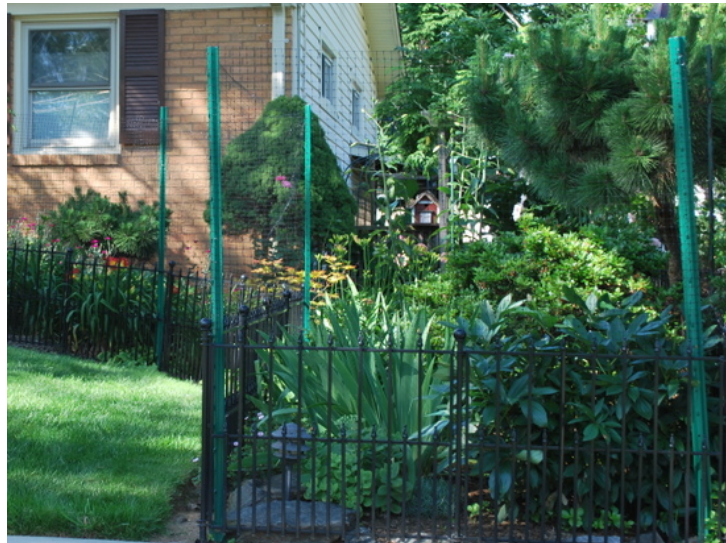
A tree trunk protector

Plant netting held just above the annual plantings

Plant netting covering a bush or plant



Examples of deer barriers **NOT** permitted:



Section 7. 4. Leasing and Transfers.

(a) No portion of a Living Unit, other than an entire Living Unit, may be leased or rented unless the prior written approval of the Covenant Committee or the Board of Directors is obtained. All leases shall be on forms approved by the Association and shall (i) contain provisions advising the tenant of his or her obligation to comply with all provisions of this Declaration, the Bylaws and the rules and regulations of the Association, and (ii) provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Bylaws or rules and regulations of the Association, or of any other document, agreement or instrument governing the Living Units and/or the Property. The Owners of a leased Living Unit shall notify the Association in writing of the Owners' current address. The Owners of a leased Living Unit shall be jointly and severally liable with their tenants to the Association to pay any claim for injury or damage to persons or property caused by any action or omission, including, without limitation, the negligence of the tenants. Every lease shall be subordinate to any lien filed by the Association, whether before or after such lease was entered into. The minimum term any Living Unit may be rented or leased shall be six (6) months, and in no event may a transient tenant be accommodated in any Living Unit.

7. FENCES.

- Fencing can be used to separate property, provide security, visual privacy, or to architecturally define space. In achieving any one of these goals, a barrier is created which has both a visual and a physical impact on the boundaries of common land and the properties of adjacent homeowners.
- No front yard fence will be allowed, other than those previously installed by the builder as part of the overall community landscaping. Side yard fencing may be permitted on end unit town homes and single family homes. Fencing should be compatible with the applicant's house, but it should also be appropriate for its intended purpose.
- Fences must be the same style as the builder has initiated. Chain-linked, mesh and barbed-wire fencing is prohibited. Ornamental or decorative fencing will be reviewed on a case by case basis.
- A hedge fence will be considered, provided it is composed of only one type of plant, appropriate for the purpose, and is compatible in scale and appearance with its surroundings, and is maintained to provide an effective and visually-appealing hedge.
- A fence being installed or replaced may be required to be connected to existing fencing in similar locations on abutting properties.
- Single Family Fencing: Fence must follow the line of the property. Generally, all side yard fencing must terminate within five feet (5') of rear wall of home. Any variation of this requirement will be reviewed on a case by case basis. Fences must not be taller than six feet (6').
- Townhome Fencing: Fences must follow the line of the property. Side yard fencing will be permitted on end unit yards. In this case, however, the fence must be terminated within 5' of the rear wall. Fences must not be taller than six feet (6').
- Applications must include a site plan showing location and a description of type of fence and height and the details of the material, color, etc. as required to clearly describe the proposal.
- All fencing must be 6 feet in height and be either in a white or cream colored vinyl or composite material wrap or be composed of black aluminum bars only. (Adopted in 2016)