

The following language has been taken from the Declaration, By-Laws and Resolutions of the Georgian Hamlet Condominium. Please remember that, upon signing your contract to purchase or lease a Georgian Hamlet Condominium Unit, these are the same provisions you have previously agreed to abide by.

GEORGIAN HAMLET CONDOMINIUM PARTIAL LIST OF DECLARATION, BY-LAWS and RESOLUTIONS

- **Polybutylene Pipes**-Please read the Resolution included in the Resale Package you will receive or have received. ALL units were required to change out these pipes in 2005.
- **Day-to-day cleaning and maintenance** and all major repairs and replacements connected with any of the Limited Common Elements appurtenant to a Unit shall be the responsibility of the Unit Owner having the use and enjoyment thereof, provided, however, that the Association will mow limited common element lawns that are not fenced in by the Unit Owner.
- **Limited common element plantings** must be maintained by the Owner, except for lawn mowing.
- **Lawn ornaments**, including but not limited to statuary, bird baths, decorative balls, etc., are specifically prohibited.
- **All trees and shrubs** must be located so as not to obstruct walkways or views from neighboring units. "Proper maintenance" includes trimming and shaping hedges and ornamental trees and shrubs, weeding and trimming border plantings, and assuring adequate ground coverage to avoid drainage or erosion problems or an unsightly appearance.
- **The exterior of the Unit** must be properly maintained by the Owner to preserve structural integrity, appearance and property value.
- **Every Unit Owner must promptly perform all maintenance and repair work** for or within his own Unit which, if omitted, would affect the Condominium in its entirety, or other Unit Owners. Every Unit Owner must promptly maintain and repair the exterior of his Unit, including the roof and siding or exterior finishing materials.
- No Unit Owner or other resident of the Condominium shall post any **signs** or posters of any kind in or on the Condominium or any Unit appurtenance

except customary name and address signs meeting the standards established by or as authorized by the Covenants Committee of the Association. This provision does not apply to a mortgagee who may display signs no larger than 2'x3', in a window, for unsold or unoccupied units.

- **No clothing, rugs, or laundry of any type shall be hung or shaken** from or spread upon any window, terrace, patio, or exterior portion of a Unit or appurtenance, or in or upon a Common Element, and no patio or terrace shall be used for storage of objects of any kind.
- **All garbage and trash must be deposited in covered containers** for the collection of trash and garbage at the times and in the locations as determined by the Association. Trash cans are not permitted to be put out prior to the night before scheduled collection and trash can(s) to be properly stored, out of view, by 9:00 p.m. the day of collection.
- **Pets** shall be controlled by their owners to preclude interference with the enjoyment by other of their Units and the Common Elements and shall be in compliance with all applicable City of Manassas ordinances. No more than two (2) dogs are permitted in each unit.
- **No external alteration or addition to a Unit or appurtenance, including fences, shall be made without the prior written approval of the Covenants Committee of the Association.** Covenants Committee actions may include, at the Committee's discretion requiring the Owner to remove the unacceptable improvement or restore the affected area to its condition before the change.
- No Unit Owner shall place or cause or permit to be placed on or in any General Common Elements any furniture, packages, or objects of any kind.
- **Patio or deck installations require prior application to and approval from the Covenants Committee.**
- **No exterior lighting** may be added to the front of the Unit except for decorative lighting between December 1 and January 10, without prior approval of the Board of Directors.
- **Only American flags** may be displayed, and they may be displayed between sunrise and sunset and otherwise according to proper flag etiquette.

Removable staffs must be removed when the flag is not displayed. Flagpoles are prohibited.

- **Firewood may be stored outside** the Unit only in the rear limited common element patio area and neatly stacked to a height no greater than 4' and no closer than 2' from the Unit's rear wall.
- **The following shall not be placed on the limited or general common elements and constitute a violation if so placed:** i.e. large toys and play items when not in use, except that small children's play pools and sandboxes may be maintained in rear yard limited common element areas.
- **Permitted Animals** include dogs, cats, caged birds, and animals and insects confined to a terrarium, aquarium, or other similar contained environment within the Unit and not having access to the common elements or limited common elements.
- **Pet Registration:** All pets having access to the common elements or limited common elements shall be registered with the Association (this is in addition to registration with the City of Manassas) and proof thereof provided on a yearly basis when picking up parking permits.
- **No pet shall be left outside** at night or outside unattended at any time.
- The Association reserves the right to charge a pet registration fee in the future if such becomes necessary to offset expenses incurred to implement this Resolution.
- Except within their Unit or their fully-enclosed limited common element, **pet owner shall not permit their pets to relieve themselves on other than designated pet walking areas.**
- **Pet Owners are responsible for removing their pet's waste** from other's property and the Common Elements.
- **Owners who lease their Units** shall obtain from the lessee a written agreement (whether on the lease form itself or in a separate document) to abide by these Rules and shall submit a copy of that agreement to the Association Manager.

- The Association may enforce its penalties independent of remedies pursued by the City of Manassas.
- The Association reserves the right to require that pets causing or creating a nuisance or unreasonable disturbance or noise be permanently removed from the properties upon ten (10) days written notice from Management.
- **Unapproved vehicles are commercial vehicles** or heavy equipment work vehicles. No vehicle may bear lettering or advertising on the body of the vehicle. No ladders, racks or similar appendages may be hung from or mounted on the vehicle. There should be no visible storage of commercial equipment or materials.
- **All motor vehicles shall display current licenses and other required permits** and decals and shall be maintained in proper operating condition.
- Vehicles parked in violation of requirements and restrictions shall be towed, at the direction of the Board of Directors, at the expense and risk of the vehicle owner.
- **The Board of Directors shall have the authority to assess charges against any Owner for any violation of the Condominium instruments** or of the rules or regulation promulgated pursuant thereto for which such Unit Owner or his family members, tenants, guests or other invitees are responsible.
- **From the time an assessment installment payment is late** through to when all past due assessments, fees and charges have been paid in full, and after providing the delinquent owner with fourteen (14) days notice of an opportunity to be heard, the right of the delinquent Owner to vote and to all non-essential services offered by the Unit Owners Association shall be suspended.