

PROPERTY MAINTENANCE STANDARDS
Reston Town Center Association, Inc.
Adopted January 25, 2007

Pursuant to those certain “Bylaws of the Reston Town Center Joint Committee (“RTCJC”)", as amended (the “RTCJC Bylaws”), all lots (as defined below) are subject to the generally prevailing Community Wide Standard for the Reston Town Center located in Reston, Virginia. As the generally prevailing Community Wide Standard requires the Reston Town Center to be a first class, prestigious and quality community, the Board of Directors of the RTCJC has the express right (as set forth in Article 1, Section 3(f) of the RTCJC Bylaws) to more specifically determine the Community Wide Standard. The RTCJC Board has adopted the property maintenance standards below as an integral part of the Community Wide Standard, which property maintenance standards are: (1) subject to change, modification, deletion or addition at any time, and (2) not an exhaustive list of the Community Wide Standard compliance obligations. It shall be the responsibility of any existing Owner(s) (as such term “Owner” is defined in Article 1, Section 3(n) of the RTCJC Bylaws) to request the latest version of the Property Maintenance Standards from the RTCJC, d/b/a the Reston Town Center Association. Such Property Maintenance Standards, as may be deleted, updated or modified from time to time, shall be posted on the website <http://www.restontc.org>.

1. As used in these Property Standards, the term “lot” shall mean any land for which an owner has legal title, as well as the improvements, such as any buildings, located on such land and the definition of the term “lot” shall include all Units, as the term “Unit” is defined in the Bylaws. All Owners must maintain their lots in good order and repair and free of debris and in accordance with the general maintenance standards detailed below.
2. In the event of non-compliance with any of these maintenance standards, the RTCA must notify the owner by e-mail or mail of the need to correct any violation, said RTCA notice to include terms for a reasonable time period that the RTCA will allow the owner to correct such violation. If the owner cannot make the correction in the time stated in the notice the owner should contact RTCA to propose an alternate schedule. In certain cases such as an emergency or potential harm to other Owners’ lots, the owner may be expected to correct such a violation immediately. In the case of Owners who fail to maintain these standards in the amount of time permitted to correct any violations, the RTCA may enter upon the Owners’ lot and perform any required maintenance at the expense of the owner. Such expense shall be reimbursed by the owner to the RTCA, upon demand.
3. All portions of a lot which are not improved by an impervious surface or a structure must be maintained with turf or other vegetation or approved alternative ground cover (including mulch) installed by a builder or owner or approved by the Design Review Board). No bare earth may be exposed on a lot (except in planted beds with appropriate approvals, as required).

4. All turf areas on a lot must be kept neatly mowed during the growing season. Turf should not be permitted to exceed three (3) inches in height.
5. Turf areas and other vegetation should be watered during dry periods. Turf, landscaping and planted areas should be kept weed free.
6. Any dead plants, shrubs or trees should be immediately removed.
7. Any significantly diseased or dead plants, turf, shrubs or trees (regardless of size) should be removed and replaced as promptly as possible. As to larger dead trees, plants or shrubs, Owners should use all reasonable efforts and due diligence to remove and replace such large dead trees or shrubs as promptly as possible. If the owner anticipates delays in an owner's removal and replacement of any large plants, shrubs or trees, due to availability of replacement plant material or seasonal planting requirements the owner must provide the RTCA with written notice and a plan of removal and replacement, which must be approved by the RTCA.
8. No trash or debris may accumulate or be stored in a visible location on a lot, unless such trash or debris is permitted to be stored in applicable approved bins, dumpsters or other containers (i.e. any such bins must be approved by the Design Review Board for color, size, location and permitted times allowed for placement in a visible area on the lot). Construction materials required for the improvement of a lot should be neatly stored in as unobtrusive a location on the lot as possible when not in use. Each owner is responsible for picking up litter on his own lot and preventing wind-blown debris from originating on his lot.
9. All hedges, trees and shrubs must be neatly trimmed, pruned and maintained and their size maintained in proportion to the lot.
10. The exterior of any building on a lot must be maintained in good repair. Any exterior building components (e.g. light fixtures, siding, paint, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair must be repaired as quickly as possible. No significant blistering or peeling of exterior painted surfaces is permitted.
11. Any outside furniture, bike racks, planters, umbrellas, banners or holiday decorations which are missing, broken or otherwise in a state of disrepair must be repaired as quickly as possible.
12. Any graffiti or other vandalism in locations visible from public areas must typically be removed by the property owner within 72 hours of notification to the owner by the Association with the exception of graffiti or damage that requires special treatment due to the nature of the materials used or damaged or because of the severity of the damage