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**A
BRIEF
GUIDE
TO
RESTON'S
HOME OWNER
AND
CLUSTER
ASSOCIATIONS**

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The appearance of Reston, Virginia vitally concerns every family in the community. To every person who buys a home here, it is important that the open space, woods, lawns, trees, lakes and parks be well-maintained and the private buildings and community facilities carefully planned, designed and constructed.

The Reston Home Owners Associations and Cluster Associations, non-profit corporations formed under the laws of Virginia and Fairfax County, are the institutions which, together with Reston Va., Inc. will bring this about. In addition, the Associations provide the framework for many community activities, and the forums for discussion and solution of any problems that may arise.

HOME OWNERS ASSOCIATIONS

Who belongs? Every owner of residential property in Reston is a member of a Reston Home Owners Association, whether he owns a townhouse, a detached house, a lot, or an apartment building. Those owning property north of the Dulles Airport Access Road are in the First Home Owners Association; those owning property south of the Dulles Highway are in the Second Home Owners Association.

What do the Associations do? They operate and maintain those properties which have been deeded or dedicated to their common use. This includes parks, playgrounds, ballfields, open spaces, the walkway system, tennis courts, swimming pools, lakes and ponds, bridle paths, streets, outdoor lighting and other facilities used by all Restonians. (The costs of operating the tennis courts and swimming pools are borne by the people who choose to use them.)

The Associations operate Architectural Review Boards, set up by the Deeds of Dedication to maintain a high standard of building construction, to conserve the natural beauty of the land, and to insure the best use and most appropriate development of the property. There is a Review Board for each of the two Home Owners Associations and a third Board for Reston's industrial area.

No structure may be built or externally altered in Reston unless site and building plans have been approved by a Review Board. Requests for permission to build homes or to make exterior alterations are processed through the Home Owners Associations to their respective Review Board. The applicant is promptly notified of approval or disapproval.

Six architects and two lay members are on each Review Board. The Home Owners Association appoints one of the architects and one lay member; the remaining members are chosen by Reston Va., Inc.

What regulations do Home Owners Associations enforce? They enforce regulations set up in the Deed of Dedication regarding the use of land and water. These regulations include restrictions against:

- . air and water pollution
- . exposure of laundry to public view
- . removal of trees over four inches in diameter
- . construction of unsightly fences
- . erection of television antennas or unsightly signs
- . use of gas-powered motor boats or boats over 18 feet long on Reston waters

These restrictions provide the means to keep Reston a beautiful community.

How much are dues? At present, they are \$40 a year for each home owner. The Board of Directors of each Home Owners Association is responsible for fixing the dues, but the amount charged may never be more than one per cent of any property's assessed valuation. The dues are used to pay all expenses, including taxes, of the Association.

Who runs the Associations? The property owners of Reston. They elect the Board of Directors and have the power to remove directors. Each resident property owner has one vote, except for owners of multi-family dwellings who have one vote for each apartment. Until 1985, Reston Va., Inc. retains one-third of the votes in order to help insure over-all development of the community as planned.

The Associations hold annual meetings in April. Special meetings may be called by the President, the Board of Directors, or one-fifth of the members of the Association. The meetings are conducted in accordance with procedures set forth in the published by-laws and articles of incorporation of the Association.

The officers of the Association are elected annually by the Board of Directors. The President must be a director, but the other officers need not be.

The President appoints committees to serve in an advisory capacity on specific fields of interest:

1. The Planning and Budget Committee prepares proposed annual budgets for the Association and keeps informed of plans affecting Reston.
2. The Rules, Regulations and Enforcement Committee helps enforce Association regulations. It also acts as a link between residents and their Association in processing requests for information or action.
3. The Recreation Committee advises on recreational facilities, their activities and rules for their use. This includes playfields, playgrounds, ski slopes, and activities such as boating, fishing, swimming and ice skating on Lake Anne. The tennis and swim clubs are also Association responsibilities, but they are operated by committees chosen from the club members.
4. The Camping Committee, a joint committee of the First and Second Home Owners Associations, is responsible for advising on the planning, improvement and use of Reston's camp site.

CLUSTER ASSOCIATIONS

Who belongs? Every townhouse owner belongs to a Cluster Association, as does Reston Va., Inc. The term, "cluster," refers to a group of townhouses which share the use of commonly owned land and facilities.

Each Association member is entitled to one vote, provided he resides in the dwelling unit he owns; Reston Va., Inc. is entitled to one vote, and additionally, one vote for each unsold townhouse in the cluster.

What do these associations do? They maintain, improve and beautify their own land and facilities. Every townhouse owner is, of course, responsible for his own townhouse property. In addition, as a member of his Cluster Association, he has a vote in the decisions affecting the common property and commonly owned facilities within his cluster area.

How much are dues? At present, they range from about \$100 to \$200 a year, depending on the type and degree of maintenance the Cluster Association desires. The dues are voted by the Association's Board of Directors and are used to maintain the cluster's land and facilities, to pay for all taxes and any other expenses of the Association. Maintenance includes the upkeep of landscaped areas, repair of sidewalks, private streets and parking areas, snow removal from these walkways and streets, outdoor lighting, and care of playgrounds and cluster parkland.

Who runs the Associations, and how are they run? The members elect their Board of Directors at an annual meeting on the date stipulated in the by-laws. The Directors serve for three-year terms and their terms are staggered. One-fifth of the membership constitutes a quorum, and action may be taken by an Association by majority vote of those present. Members may also participate in special meetings which may be called by one-fifth of the membership, by the President, or by the Board of Directors.

The Board of Directors elects the officers of a Cluster Association. The President is the chief executive officer. He must be a member of the Board, but the other officers need not be. Board meetings are held frequently to handle the affairs of the cluster. The President appoints committees to bear responsibility in specific areas. These include finance, legal, property, administrative, and recreation. Committees are called to meeting by their respective chairmen when the need arises.

This folder is a brief explanation of the Reston Home Owner and Cluster Associations. It is not a substitute for the legal documents concerning them.