

## **Newington Community Association Policies**

### **Architectural Inspections**

Prior to issuing a Disclosure Packet, or at anytime NCA becomes aware that a house is being sold, an architectural inspection will be conducted and the owner promptly notified of any violations.

### **Copies of Books and Records** (New 3/7/12)

Effective March 7, 2012, the cost of copying NCA book and records, excluding confidential and/or legal documents, will be ten (.10) cents per page.

### **Flea Markets on Common Grounds**

Flea markets are prohibited on NCA's common grounds.

### **For Sale Signs**

In accordance with VA Property Owners' Association Act 55-512, Newington Community Association (NCA) Declaration of Covenants, Conditions and Restrictions state:

For townhouses:

No sign of any kind larger than one foot square shall be displayed to the public view on any lot, except temporary signs of more than four square feet advertising the said lot for sale or rent and except for temporary signs erected by the Declarant in connection with the construction, lease or sale of buildings and lots or other parcels of The Properties.

For single family houses:

Page 14, number 13

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

### **NCA Facilities**

NCA's facilities (swimming pool, parking lot, fenced enclosure, tennis court, basketball court, etc.) are reserved for the exclusive use of NCA owners and/or residents and their bonafide guests. That is, NCA does not sell pool memberships, rent parking spaces, rent tennis courts, etc (or allow them to be used for free) to non-owners and/or non-residents.

### **Personal Property** (Revised 2/3/10)

No personal property is allowed on common grounds. This includes dog houses, compost piles, wood piles, ladders, lumber, etc. No motorized vehicles (including a contractor's) may be driven or stored on common grounds.

### **School Buses**

School buses (except buses for the handicapped) are prohibited on NCA's private streets.

### **Trash**

Putting out trash, recyclables, brush, etc. other than at times specified by the Board is a violation subject to an assessment of \$50 per offense. Call the NCA office for specific days and times.

*Updated April 2012*