
Hemingway Cluster Association Rules and Regulations

The following is a list of rules and regulations determined by the Hemingway Cluster Board of Directors to be crucial to the maintenance of Hemingway as a clean, quiet, and peaceful place to live. All residents, renters and owners alike, are responsible for ensuring that their guests are informed of and adhere to the rules and regulations.

SPEED LIMIT

The legal speed limit on all cluster streets is **15 mph**. A sign noting this 15 MPH limit is posted on the right as you enter the Hemingway cluster. On the advice of the Fairfax County police, the license numbers of repeat offenders will be reported to the police, who will in turn issue speeding tickets.

CIRCLE TRAFFIC

All traffic in the cluster is to **bear to the right** when traveling around the circle just inside the entrance to Hemingway and the circle at the lake end of the cluster. “**KEEP RIGHT**” signs are posted at several points around each circle.

TRASH HANDLING

Trash receptacles are to be put out for collection no earlier than dusk the night before a scheduled pick-up and are to be put away no later than dusk the day of a scheduled pick-up. Trash receptacles are to be kept in the garage, or otherwise hidden from view. Trash is to be contained in a proper receptacle with a lid on pickup days so that the wind and scavenging animals cannot scatter it on the street.

PETS

Fairfax County and the Hemingway Cluster Association require all residents with dogs to adhere to the following regulations:

1. All dogs are to be on a leash when outside their owner's property. Dogs are not to be allowed to run loose.
2. Owners are prohibited from allowing their dogs to relieve themselves on any private or public property other than their own.
3. Owners are required to pick up and dispose of their dog's solid waste.

4. Owners are not to allow their dog's barking to disturb other Hemingway residents. Owners are to bring their dogs inside if they are outside and are barking.

Pet owners who consistently disregard these regulations will be reported to Fairfax County.

BOATS

The Hemingway Cluster dock is to be used only for launching boats into and retrieving boats from the water. Mooring boats to the dock, or the shore on either side of the dock, is prohibited.

SIGNAGE

No signs are to be posted on any Hemingway property, whether private or common area, with the following exceptions:

1. "For Sale" signs may be posted on residents' property but must be removed not later than 10 days after a sales contract on the property is ratified.
2. "Open House" signs may be posted at the entrance to the cluster the day before the open house is scheduled and must be removed as soon as the open house is concluded.

Residents are responsible for informing their real estate agents of these regulations.

PRIVATE PROPERTY LANDSCAPE AND MAINTENANCE

Homeowners are required to maintain the landscaped areas on their property to the same standard readily apparent throughout the cluster common areas. Those standards include the following:

1. Beds must be free of weeds and other debris.
2. Shrubs and trees must be maintained in a neat and healthy manner.
3. Ground covers must be trimmed and contained in the landscaped areas.
4. Dead or obviously dying material must be removed (and hopefully replaced).

Homeowners who fail to maintain their landscaped areas as described will receive a warning letter from the cluster association. If the situation is not corrected within two weeks, the cluster association will have the cluster landscape contractor perform the necessary maintenance and the homeowner will be billed for the cost.

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Homeowners are urged to consult Cluster By-Laws, Articles of Incorporation, Cluster Design Guidelines and Rules and Regulations which spell out your rights and responsibilities as a member of the Association. You will find by reviewing cluster documents, or by calling a Board member, you can save yourself time and avoid wasted effort.

For example, by consulting the enclosed Design Review Guidelines you find that no exterior changes to your home or property can be made without seeking approval. This Reston rule includes changing house color, exterior building fixtures, awning location, and sports equipment location (e.g., basketball backboards and patios and decks).

HEMINGWAY CLUSTER ASSOCIATION PARKING REGULATIONS

HCA has a limited number of common area parking spaces. As a result, it is necessary to set some minimal ground-rules in regard to the use of those spaces.

Parking in Hemingway Cluster is restricted to residents, guests while visiting, and contractors while working on cluster homes. Vehicles parked in violation of these rules are subject to towing at the owner's expense.

Rules as they apply to HCA residents

Residents are expected to park their vehicles in their own garages or driveways. Common area parking is owned by all property owners in Hemingway, and is for the use of the entire community. If some homeowners habitually park in the common area spaces they are infringing upon the rights of other homeowners. Consequently, the following limitations have been developed to allow reasonable flexibility and still avoid abuse.

Residents in violation of either of the following two restrictions will be deemed in violation of the regulations and their vehicles will be subject to towing:

- There are times when residents will need to park in common areas, and this is taken into consideration. Leaving vehicles in common areas for extended periods of time, however, would be abusing this privilege. Consequently:
 - ***Residents' vehicles cannot be parked in common area parking for more than 48 hours without being moved. Vehicles parked over 24 and up to 48 hours are precluded from using common areas for the next 48 hours.***
 - ***To avoid residents' consistent use of common areas rather than their own garages and driveways for regular parking, cars parked for 4 out of 7 days/nights will be considered in violation of the policy and subject to immediate towing.***

Rules for guest/visitor parking

- Most residents occasionally have guest or visitors at their homes, and as a cluster we need to be able to accommodate these guests, with longer parking times allowed in such cases. Consequently:
 - ***Guests/visitors will be deemed in violation of the policy if they park in common area spaces for more than 7 days. Recognizing that there are times when visits exceed 7 days, homeowners may contact a board member to request an extension of the time allowed.***
 - ***To assist in recognition of guests/visitors vehicles, a note should be placed on the dashboard indicating the date first parked, and the lot number of the home visited. A form will be placed on the Hemingway web-site that may be printed for this purpose.***
 - ***Residents are not permitted to allow or arrange for temporary parking for people who want to store their vehicles or leave their vehicles parked in Hemingway Cluster common area parking while not visiting, e.g. while they are traveling.***

Parking enforcement

The following steps will be taken to ensure enforcement of the parking rules:

- At least one sign will be posted at the entrance to Hemingway, in accordance with Fairfax County Code Sect. 82.5.32.
- A notice may be placed on vehicles violating the above rules indicating that it is parked in violation of Cluster rules and is subject to towing at the owners' expense.
- The Board will contract with a towing company. Such towing company will be given the right to enter Hemingway Cluster and remove vehicles that have been designated for removal by the Board. The telephone number to retrieve the vehicle will be displayed on the parking rule sign at the entrance to the development. Costs incurred for towing and/or storage will be the responsibility of the offender and/or vehicle owner.
- The Board welcomes volunteer help in monitoring compliance with the parking rule and regulation.