



August 1, 2005

MEMORANDUM TO HOMEOWNERS

Background

The legal covenants of the Reston Association (RA) and those of the Hunters Green Cluster Association (HGCA) govern a variety of actions on both private and HGCA common area property. It is your responsibility as a HGCA/RA homeowner to read these covenants and to be familiar with your legal obligations concerning both Associations. If you are unable to locate the disclosure documents provided to you by RA and HGCA when you purchased your home, you may request new ones from both associations. RA's may be requested online or at the RA offices on Isaac Newton Square. HGCA's may be requested through any member of the HGCA Board of Directors (Board). A \$35 fee will be charged for each HGCA disclosure package requested.

Why the concern?

Over the course of the past two years homeowners have made changes to HGCA property without the knowledge or permission of the HGCA Board and/or RA. The changes have included such things as:

- 1) The removal of HGCA owned trees. This action resulted in HGCA being cited by its parent association, RA, and required to repair the environmental damage caused by the homeowner. HGCA is working with the responsible homeowner in the planning of this repair effort and to recover the associated costs.
- 2) The construction of decks, stairs and other structures on HGCA common area property. The Board is considering appropriate actions to resolve these issues such as ordering property surveys to eliminate doubt about the propriety of the structure locations and directing the removal of the encroaching structures or removing said structures and back-billing the affected homeowners for all costs related to the Board's efforts to remediate the homeowner's actions.

Cluster homeowners are advised that any work they perform or structures they place in HGCA common area without the knowledge and express written approval of the Board is not authorized and is done at the homeowner's own financial and legal risk.

With regard to conduct on private property, the HGCA Board has a history of tolerance for creative design solutions properly approved by neighbors, the HGCA Board and the RA Design Review Board (DRB). However, there are design standards applicable to the HGCA cluster and the Board, as well as each property owner, must respect said standards and the approval process applicable to certain renovations and changes. In the past several years, various homeowners have done such things as those listed below without going through the DRB approval process:

- 1) Installed backyard sheds (permanent fixture attached to the structure of the home);
- 2) Installed front doors that do not comply with the HGCA design standards;
- 3) Installed windows that do not conform with the HGCA design standards (e.g. unauthorized trim colors, non-conforming size or design); and
- 4) Painted homes, trim or fences in colors not conforming to the authorized HGCA color palate

The sheer number of design violations and the increasing volume of complaints requires your Board to consider how to be more active and effective in facilitating compliance with the HGCA design covenants. Among other things, the Board is presently considering retaining the services of an architect to comprehensively update the HGCA designs standards and identify alternative products for homeowner use (e.g., windows, doors, siding, light fixtures, etc.). The Board will keep you informed of our activities in this regard and seek the input of HGCA property owners in the process of updating our Cluster standards. We expect this process to take some time and to involve consultation and approval of RA in addition to homeowners input. Your volunteer Board appreciates your patience and support during this process.

Conclusion

The Board encourages all residents to read both the RA and HGCA covenants and to know and understand their legal obligations as both Hunters Green Cluster and Reston residents. Further, the Board encourages all homeowners who know they have violated a HGCA design standard to voluntarily take the necessary action to correct the situation. Anyone who has concerns in this regard is encouraged to contact a Board member or RA for assistance.

Respectfully Yours,
HGCA Board of Directors