

Reston Place

Rules and Regulations

(Revised November 13, 2025)

Applicability: These rules and regulations apply to all owners, tenants, guests, and occupants of Reston Place. Owners are responsible for ensuring that tenants and guests comply with all governing documents. The Reston Place Declarations take precedence over this summary when conflicts arise.

I. Exterior Regulations

1. Architectural Changes

No exterior modification, construction, alteration, or decoration may be initiated without prior written approval from both the Architectural Committee and the HOA Board.

- Approval may be denied for aesthetic reasons at the Association's sole discretion.
- Pursuant to Article Five: No landscaping, building, fence, wall, or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition, change or alteration be made until the plans and specifications must include the nature, dimensions, materials, and proposed location of the alteration. The Board or Committee may approve or deny any request at its sole, absolute, and uncontrolled discretion. All decisions are final and binding when made in the best interest of the Association.

2. Exterior Items Prohibited

The following are not permitted on exterior windows, doors, sills, or façades:

- Window fans, wall A/C units, or external ventilation elements
- Any item hung, shaken, affixed, or placed in or on windows or doors
- Real estate, rental, open house, vehicle-for-sale, or any other signs
- Garage or yard sales, except as permitted under approved Estate Sale rules
- Solicitation of any kind within the neighborhood

3. Gutter Maintenance

Homeowners must maintain gutters to prevent structural damage. Any repairs performed by the Association due to homeowner neglect will be charged to the owner.

4. Contractor Responsibilities

Contractors must remove all construction debris from the property daily at their own expense.

5. Antennas and Dish Equipment

No antenna, radio/television aerial, satellite dish, or similar equipment may be installed where visible from any street or neighboring yard.

6. Outdoor Grills

In accordance with City ordinance, grills may not be used under carports and must remain a minimum of 10 feet from any structure.

7. **Holiday Decorations**

Decorations may not be placed on or above lawns or landscaped areas maintained by the Association.

II. Carports and Garages

1. **Garbage Storage**

Garbage containers must remain out of sight except on designated collection days. Containers must be clean, odor-free, and removed from the street by the end of the collection day.

2. **Storage Requirements**

Items such as equipment, woodpiles, and storage materials must be kept on patios, carports, or in enclosed garages. For rear carports, only Association-approved storage units are permitted. All areas must be kept neat and orderly.

3. **Patio Items**

Patio furniture and plants are permitted if maintained in good, clean, and orderly condition.

- The Board has the authority to require removal of any item it determines to be unsightly, poorly maintained, or out of compliance. All determinations are final and made at the Board's sole discretion.
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III. Vehicles

1. **Parking and Inoperable Vehicles**

- Vehicles may not block or impede access to another owner's parking space.
- Inoperable vehicles may not remain on the property for more than 24 hours.
- Vehicle repairs of any type are prohibited on Association property.

2. **Parking Locations**

Vehicles remaining for more than 24 hours must be parked in front of the owner's unit, in the driveway, or inside the garage.

- No "for sale" signage on vehicles or other personal property is permitted within the community.

3. **Restricted Vehicles**

Trailers, boats, campers, recreational vehicles, and commercial vehicles may not be stored or parked in carports, driveways, or on the street overnight.

IV. Pets and Noise

1. Noise

Residents may not create or permit noise that disturbs or inconveniences others.

2. Pet Regulations

- Pets must be leashed and accompanied by the owner or their guest at all times on common property.
 - Pets may be walked only on streets and designated areas west, east, and north of the lake.
 - Owners must clean up all pet waste immediately.
 - If a pet becomes a nuisance and corrective action is not taken, the Association may require removal of the animal following written notice.
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V. Recreational Areas

1. Lake Use

- Swimming and boating are strictly prohibited.
- Fishing is permitted for residents and their accompanied guests. All fishing is catch-and-release.

2. Amenity Rules

Rules for the pool and tennis/pickle ball courts are established by the Association and posted at each facility. Violations may result in suspension of amenity access or other action deemed appropriate by the Board.

VI. Signs (Article 8, Section 3)

NO signage allowed anywhere at anytime.

VII. Balloons

Only balloons attached directly to the homeowner's mailbox or a stake near the home are permitted. Balloons are not allowed at community entrances.

VIII. Administration and Enforcement

1. All governing documents and rules are available on the Duckworth Morris website (Duckworth.com).
 2. Complaints regarding grounds, unit management, or resident conduct must be submitted in writing to the Association.
 3. Any approval or consent issued by the Association may be revoked at any time.
 4. The Association may modify, add, or replace rules at its discretion.
 5. Violations may result in monetary penalties; see the Association's Fees/Fines Resolution for details. (can be found on Duckworth.com)
 6. The Declarations of the Association supersede this document and remain the primary governing authority.
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IX. Estate Sales

1. All estate sales require approval from the Reston Place Homeowners Association Board.
2. Estate sales are permitted only in the event of a homeowner's death or transition to assisted living.
3. All sales must be conducted by appointment only.
4. Sale items must remain inside the home; no items may be displayed outdoors.
5. Sales may not exceed two days in duration.
6. Sales may not begin before 8:00 a.m. and must end by 3:00 p.m. each day.
7. Signs are prohibited. Balloons may be placed on mailboxes or on a stake in front of the home but are not allowed at community entrances.
8. Presales are not permitted.
9. Parking is restricted to one side of the street.