

# **USE RESTRICTIONS**

ValleyVue HOA Board

Adopted by Vote of the Board on March 6, 2026

## **1. Application**

- a. Homeowners are responsible for ensuring all exterior modifications comply with community guidelines and applicable county regulations
- b. Homeowners must seek approval from the Architectural Review Board prior to commencing any exterior work, unless exempt below.
- c. No ARB review is required for:
  - i. Repair and replacement of exterior materials, except for alterations requiring a county building permit.
  - ii. All landscaping, except changes to land structure requiring county dig permits.
  - iii. Play equipment located in a rear yard.
  - iv. Interior modifications.
- d. The ARB will review the application within fifteen (15) business days of receipt and send a written approval or denial of the application. Failure of the ARB to act within fifteen (15) business days constitutes approval of the application.
- e. The homeowner may appeal an adverse decision by the ARB to the Board of Trustees in writing within ten (10) business days of receipt of an adverse decision. This request must include any new or additional information, which clarifies the application or demonstrates why the application should be approved. The Board of Trustees will respond, in writing, to a request for reconsideration within thirty (30) business days from the date of receipt of such request.

## **2. Residential Purposes**

- a. Lots shall be used exclusively for residential purposes, with each lot limited to a single-family dwelling. Home occupations are permitted as defined by Prince William County zoning ordinances, provided they comply with all applicable zoning and HOA restrictions. No commercial signage, customer foot traffic, or external business modifications shall be permitted unless explicitly allowed by both county and HOA regulations.
- b. Accessory Dwelling Units (ADUs), including basement apartments and detached structures, are permitted but must comply with county zoning laws and require HOA approval to ensure they do not disrupt the residential character of the community. Multi-generational households and long-term house-sharing are permitted as long as they do not constitute separate rental units.

- c. Telework, telecommuting, and remote work conducted within the home shall not be considered a non-residential purpose. However, any in-home business must comply with all applicable zoning ordinances and community regulations, including restrictions on signage, exterior storage, and parking.

### 3. Signage

- a. No sign or billboard of any kind shall be displayed to the public view on any portion of the Property or any Lot, except as follows:
  - i. One real estate sign (max 18"x24") per property, which must be removed within 14 days of occupancy.
  - ii. Home security signs (e.g., alarm monitoring) may be placed near entry points.
  - iii. No Soliciting / No Trespassing signs are allowed if kept under 12"x12" and placed near the entry.
  - iv. Temporary event signs (e.g., graduation, birthdays, school achievements) are allowed for up to 14 days.
  - v. Political signs are permitted from the start of early voting through Election Day and must be removed within 7 days after voting ends.
  - vi. Temporary service provider signs (e.g., landscaping, pest control) are permitted for up to 7 days after work completion.
- b. General Rules:
  - i. Signs may not be illuminated, electronic, or audio-based.
  - ii. No signs may be attached to common areas, trees, or street signs.
  - iii. Yard decorations (e.g., statues, flags, seasonal displays) are not regulated as signs under this rule.

### 4. Nuisances

- a. No hazardous or disruptive activities shall be conducted on any Lot or Common Area that create a public nuisance as defined by Virginia law. This includes activities that pose a significant safety hazard, such as the use of exploding fireworks.
- b. Homeowners are responsible for addressing infestations of vermin, stinging insects, or other pests on their property to prevent harm to neighbors.

### 5. External Structures

- a. Temporary & Prohibited Structures
  - i. No structure of a temporary character, including trailers, shacks, garages, barns, or other outbuildings, shall be used as a residence, either temporarily or permanently. Tents used for short-term recreational purposes are permitted.
- b. Detached & Accessory Structures
  - i. Each property may have up to two (2) detached accessory structures (e.g., sheds, playhouses, detached garages, or ADUs).
  - ii. The total area of all accessory structures may not exceed 400 square feet and a maximum height of 15 feet.

- iii. Structures must be placed behind the front edge of the primary dwelling unless otherwise approved.
- c. Materials & Design
  - i. Exterior materials must be complementary to the primary dwelling or blend into natural surroundings if placed near a tree line.
  - ii. Modern materials such as [list examples] are permitted. All-metal structures are not permitted.
- d. Foundations & Placement
  - i. Poured concrete slabs are required for structures over 150 square feet but must be securely anchored.
  - ii. If placed on concrete blocks or treated wood posts, the base must be concealed with siding material.
- e. Compliance & Notification
  - i. Any structure must follow Prince William County permit regulations.
  - ii. Homeowners must notify adjacent property owners before construction for transparency but do not require approval.

## **6. Vehicles and Trailers:**

- a. Definition of Vehicles Covered by This Rule
  - i. Recreational Vehicles (RVs): Includes motor homes, campers, travel trailers, and pop-up tent trailers.
  - ii. Utility Trailers: Includes any trailer designed to be towed by a motor vehicle and used for general hauling.
  - iii. Boats & Boat Trailers: Includes any watercraft or trailer designed for transport.
  - iv. Junk or Hobby Vehicles: Any inoperable, unregistered, or abandoned vehicle not actively being restored.
  - v. Commercial Vehicles: Any vehicle classified as commercial by Prince William County, excluding personal-use work vans or trucks with two axles or fewer.
- b. Parking & Storage Rules
  - i. Public street parking is not regulated by the HOA (Prince William County rules apply, including restrictions on parking of trailers and commercial vehicles).
  - ii. Driveway parking is allowed for properly registered, roadworthy trailers, boats, and RVs that do not obstruct access or create a nuisance. Such parking must be behind the front edge of the primary structure.
  - iii. Utility trailers may be stored on improved surfaces (driveways) if registered, roadworthy, and in use.
  - iv. No more than one exterior trailers (utility or recreational) per lot.
- c. Junk & Non-Functional Vehicles
  - i. Junk and hobby vehicles must be stored inside a garage or out of sight from the street.

- ii. Non-roadworthy vehicles (flat tires, no registration, visible damage) must be stored behind the rear edge of the primary structure and screened from the street.

## **7. Pets and Other Animals:**

- a. Allowed Animals:
  - i. No animals other than household pets (e.g., dogs, cats, small caged animals, aquarium pets) may be kept on any Lot.
  - ii. Chickens (up to 6 hens, no roosters) are permitted if maintained in compliance with Prince William County regulations.
  - iii. Up to one horse or one pet pig is allowed, provided it does not create a nuisance or violate county health codes.
- b. Pet Limits & Commercial Use:
  - i. A maximum of four household pets is allowed per household.
  - ii. Pets may not be bred, maintained, or kept for commercial purposes.
- c. Leash Law Compliance:
  - i. Pet owners must adhere to the Prince William County leash law, which prohibits dogs from being off the owner's property unless leashed.
  - ii. Pet waste must not be left on public or private property. Owners are responsible for cleaning up immediately.
- d. Nuisance & Enforcement:
  - i. Pets that create excessive noise, aggressive behavior, or strong odors are not permitted.
  - ii. Violations of county animal control laws should be reported directly to Prince William County authorities.

## **8. Refuse:**

- a. Trash, Recycling, and Yard Waste Management:
  - i. Each property may store one trash and one recycling container in a logical location next to the home.
  - ii. Containers may be placed curbside the evening before scheduled pickup and must be removed by the end of pickup day.
  - iii. Yard waste and landscape debris must be cleared within 7 days of being generated.
  - iv. Large Refuse Containers & Storage Areas:
    - 1. Large refuse containers, storage containers, and machinery must be screened from view of adjacent lots and streets using fencing, lattice, or natural landscaping approved by the Architectural Review Board (ARB).
    - 2. In cases where screening is not feasible, the homeowner must notify the ARB to determine an acceptable alternative.
- b. Project Materials & Temporary Storage:
  - i. Materials required for ARB-approved improvements, or improvements not needing ARB approval, may remain visible for a period not exceeding 30 days, or until project completion, whichever is shorter.

- ii. Extensions may be granted upon written request to the ARB for projects lasting longer than 30 days.
- c. Clotheslines & Composting:
  - i. Clotheslines are permitted in backyards, provided they are well-maintained and do not create a visual nuisance.
  - ii. Grass and weed clippings may be stored in a compost pile if it is enclosed, maintained, and odor-free.
  - iii. Wood chips and mulch are permitted for household use, including gardening and landscaping.

## 9. Antennae:

- a. Permitted Antennae and Satellite Dishes:
  - i. Satellite dishes up to 1 meter (39 inches) in diameter for television or internet services are permitted without ARB approval, per the FCC OTARD Rule.
  - ii. Satellite dishes and antennae providing commercial services to residential consumers, including fixed wireless internet and television broadcast reception, are allowed.
  - iii. Commercial or transmitting antennae, including equipment used for business purposes or dishes over 2 meters, are prohibited.
- b. Placement and Visibility:
  - i. Antennae and satellite dishes must be installed in a location not visible from the road, unless such installation increases the cost or reduces the communication signal.
  - ii. Front yard installations are not permitted, unless no other installation location provides an equivalent signal.
  - iii. The Architectural Review Board (ARB) may provide guidance on preferred screening methods but cannot require measures that reduce signal quality or increase cost.
- c. Safety & Maintenance:
  - i. All installations must comply with local building codes and be securely mounted.
  - ii. Damaged or non-operational equipment must be repaired or removed within 30 days of notice from the HOA.

## 10. Fences and Walls:

- a. Fence Placement & Height:
  - i. Fences and walls shall not be constructed closer to the street than the front plane of the home, except for decorative garden fencing not exceeding 3 feet.
  - ii. Fences may be a maximum of six (6) feet in height, except as required for safety or pool enclosures.
- b. Permitted Materials:
  - i. Fences must be constructed of wood, vinyl, architectural metal, or other approved durable materials.

- ii. Chain-link fences are only permitted in backyards, provided they are not visible from the road.
- iii. The ARB will publish specific guidelines on approved colors and styles, including examples of acceptable and unacceptable designs.
- c. Aesthetic Standards:
  - i. All fences must complement the architectural style of the home and the neighborhood aesthetic.
  - ii. Secondary fences (e.g., internal dog enclosures) are allowed as long as they are not obtrusive nor visible from the road.
- d. Notification & Approval Process:
  - i. Homeowners must notify adjoining property owners before installing a fence. Neighbor objections do not prevent installation but may be considered by the ARB.
  - ii. Failure to provide notification will result in a written warning, followed by daily fines if not corrected.
- e. Maintenance & Enforcement:
  - i. Fences must be maintained in good condition, including repairs, painting, or staining as needed.

## 11. Lease Agreements:

- a. Minimum Lease Term:
  - i. All lease agreements between a Lot Owner and a Lessee must have a minimum initial lease term of six (6) months. Short-term rentals, including vacation or transient rentals, are not permitted.
- b. Compliance with Governing Documents:
  - i. The terms of the lease must state that the Lessee agrees to comply with the Declaration, Articles of Incorporation, By-Laws, and rules and regulations of the Association.
- c. Enforcement:
  - i. The Lot Owner is responsible for tenant compliance. The HOA may take enforcement actions against the property owner if the tenant violates community rules.

## 12. Use of Garages:

- a. Garages may be used for any lawful purpose that does not otherwise violate Valley Vue rules.

## 13. Snow Removal:

- a. Snow Removal Guidelines:
  - i. While Prince William County does not mandate snow removal from public sidewalks by residents, the HOA encourages homeowners to maintain safe access to sidewalks and driveways during snow events, if physically able.
- b. Driveway Maintenance:

- i. Homeowners are responsible for clearing snow and ice from their driveways and walkways leading to their front door to prevent accidents and maintain safety.

14. **Architectural Standards:**

- a. Minimum Square Footage Requirement:
  - i. All single-family residential structures constructed or reconstructed within the Valley Vue subdivision must have a minimum habitable floor area of 2,200 square feet, excluding basements, porches, patios, and garages.
- b. Architectural Design and Material Standards:
  - i. New construction and major renovations must utilize architectural designs, styling, and building materials that are substantially similar to those existing as of 2025.
  - ii. Modern materials are permitted, including energy-efficient products, sustainable building materials, and updated design elements, as long as they blend with the community's established aesthetic.
- c. Flexibility and Modernization:
  - i. Exterior materials may include wood, brick, vinyl siding, architectural metal, and new materials approved by the Architectural Review Board (ARB).

15. **Color Restrictions:**

- a. Color and Material Standards:
  - i. Colors and materials used in exterior renovation projects must be complementary to the existing color palette of the community and maintain the character of the Valley Vue subdivision.
  - ii. The Architectural Review Board (ARB) will maintain a published list of recommended colors and materials, including specific color codes, material types, and examples of acceptable designs.

16. **Waivers:**

- a. Waiver Approval Process:
  - i. The Board of Trustees may grant waivers to these restrictions through a super-majority ( $\frac{2}{3}$ ) of voting members.
- b. Criteria for Granting Waivers:
  - i. Waivers may only be granted if:
    1. They do not conflict with the Declaration of Covenants or Use Restrictions.
    2. They do not diminish property values or lower architectural and aesthetic standards.
    3. There is documented good cause, such as hardship, safety improvements, or community benefit.
- c. Transparency and Non-Precedent Policy:
  - i. All waiver requests and decisions must be documented and shared with the community, including the reasons for approval or denial.

- ii. A granted waiver applies only to the specific lot and circumstances requested, and does not set a precedent for future decisions.
- d. Appeals Process:
  - i. Homeowners whose waiver requests are denied may request a community vote of affected members at the annual meeting.

**17. Notice of Building Activity:**

- a. ARB Review of Exterior Renovations:
- b. All exterior construction, renovation, or reconstruction projects within the Valley Vue subdivision must be approved by the Architectural Review Board (ARB) before work begins.
  - i. Approval is required for:
    - 1. Exterior renovations including siding, roofing, windows, doors, and outdoor structures.
    - 2. Color palettes for painting or exterior material changes.
- c. Permit Notification Requirement:
  - i. Homeowners are encouraged, but not required, to notify the ARB of any governmental permits obtained for external construction projects.
  - ii. The ARB's review process will focus on compliance with HOA architectural standards, not on governmental code enforcement.
- d. Construction Material and Site Management:
  - i. Construction materials and resources may only remain on-site for the duration of the building permit.
  - ii. All construction-related materials must be removed within 10 days of permit expiration or project completion, whichever is sooner.

**18. General Maintenance Standards:**

- a. General Maintenance Standards:
  - i. Residents are responsible for maintaining the exterior of their dwellings and all structures on their lots, including sheds, decks, fences, and playground equipment, in accordance with the Declaration of Covenants and Restrictions, Article VI, Section (2)(a), and Prince William County codes.
- b. Specific Maintenance Requirements:
  - i. The following items and conditions must be maintained:
    - 1. Peeling paint on exterior surfaces.
    - 2. Cracked or broken siding.
    - 3. Recreational equipment that is broken or needs repainting.
    - 4. Guttering that needs painting, repair, or replacement.
    - 5. Fences or railings with broken or missing parts, or that are leaning.
    - 6. Decks and fences in need of repair or re-staining.
    - 7. Concrete or masonry block foundations/walls requiring repainting or repair.
    - 8. Driveways and leadwalks with significant damage or cracks.
    - 9. Ditch and ditch line maintenance and debris clearing.

- 10. Stained surfaces, including rust stains or other unsightly marks.
- 11. Mold/mildew and algae staining on siding, roofs, or other exterior surfaces.

- c. Grounds and Item Management:
  - i. Small landscape project materials, debris, and refuse must be removed within 30 days of being placed on-site.
  - ii. Children's toys, party materials, and other temporary items must not remain outside and unattended for more than 48 hours.
- d. Focus on Visibility and Public Aesthetics:
  - i. The HOA will prioritize enforcement of visible maintenance issues, focusing on areas visible from the road or that impact community aesthetics.
  - ii. Non-visible areas may allow for greater flexibility, provided they do not create a nuisance or health hazard.

## 19. Grass and Weeds:

- a. Grass and Weed Maintenance:
  - i. Residents are responsible for maintaining grass and weeds on developed lots and visible areas to a maximum height of 9 inches.
  - ii. Non-ornamental grasses and invasive weed species must be controlled, while native plants and pollinator-friendly species are permitted.
  - iii. Undeveloped or naturalized lots are exempt from mowing requirements, unless they pose a safety hazard or obstruct drainage.
- b. Landscape and Yard Upkeep:
  - i. Residents must maintain a neat and orderly landscape, including:
    - 1. Pruning trees and shrubs to keep them proportional to the lot and home.
    - 2. Removing dead or hazardous vegetation.
    - 3. Clearing drainage ditches and culverts to prevent flooding.
    - 4. Removing leaves and debris seasonally to ensure proper water flow..

## 20. Grading and Seeding

- a. Grading and Seeding Requirements:
  - i. Grading and seeding are required for all disturbed areas on lots and common areas, except during active construction with a valid Prince William County building permit.
  - ii. The maximum allowed time for grading and seeding completion is 30 days after construction completion, placement of clean fill dirt, or clearing of original vegetation, unless a county waiver is obtained.
- b. Exceptions and Extensions:
  - i. If Prince William County grants a written waiver allowing grading and seeding to occur after a use and occupancy permit is issued, the HOA will honor the waiver.

- ii. Homeowners may request an extension from the Board of Trustees if weather conditions, construction delays, or other legitimate factors prevent compliance within 30 days.

## 21. Remedies:

### a. Enforcement and Penalties:

- i. Failure to obtain ARB approval prior to the start of a project may result in daily fines of up to \$50 for a single offense, or up to \$10 per day for continuing offenses, with a maximum of 90 days as allowed by Virginia law.
- ii. The ARB may order the cessation of construction or removal of unapproved conditions, at the expense of the homeowner.

### b. Violation Notice and Compliance Timeline:

- i. The Board of Trustees may issue written notices of use restriction violations, requiring compliance within 14 business days.
- ii. The written notice will include:
  - 1. The specific violation.
  - 2. The required corrective action.
  - 3. The possible penalties for non-compliance.
  - 4. Contact information for requesting assistance if the homeowner is facing hardship.

### c. Penalties for Non-Compliance:

- i. The HOA may impose monetary penalties:
  - 1. Up to \$50 for a single offense.
  - 2. Up to \$10 per day for continuing offenses, with a maximum of 90 days as allowed by Virginia law.
- ii. If a homeowner fails to comply and does not request assistance, the Board of Trustees may pursue legal action to compel compliance.

### d. Lien and Legal Actions:

- i. Liens may only be filed for unpaid assessments or fines, not directly for non-compliance.
- ii. Before filing a lien or taking legal action, the Board of Trustees must approve the action with a two-thirds majority vote.
- iii. The Board will not remove items or make physical changes to a property without a court order.

### e. Right to Hearing and Appeal:

- i. Homeowners have the right to a hearing before penalties are imposed.
- ii. If a hearing is requested, the Board will conduct the hearing within 30 days and issue a written decision.
- iii. If the homeowner waives the hearing and remains non-compliant, the Board may proceed with fines and further action.