

SOUTH BAY CLUSTER ASSOCIATION
INFORMATION, RULES AND GUIDELINES

Updated October 2021

The South Bay Cluster Association was incorporated in December of 1984 as a non-stock, nonprofit corporation under the Code of Virginia. This Association owns, maintains, and improves the common area of South Bay for the use of property owners, their families, and tenants. A copy of the Articles of Incorporation and the Cluster By-Laws are available to each household in the community.

The affairs of the Association are managed by its Board of Directors. The Board is elected by the membership of the Association at the Annual Meeting held each November. The terms, duties, and obligations of the Board of Directors are outlined in the Association's By-Laws.

RESTON ASSOCIATION

As residents of a cluster within the community of Reston, we are subject to the rules and regulations of the Reston Association. Each household pays an annual assessment to the Reston Association; the billing of this assessment is made directly to each household by the Reston Association and is not included in the Cluster's annual budget. Copies of the Reston Association's By-Laws, use covenants and their design guidelines are available through the Member Relations Division of the Reston Association, located at 12001 Sunrise Valley Dr, Reston, Virginia. They can be reached at (703) 435-6567 or online at www.reston.org.

PLAYGROUND

There is a playground near the entrance of our community. This playground is owned and maintained by the Reston Association and is for the use of all Reston residents.

CLUSTER DUES

The South Bay Cluster Association Board of Directors determines the annual Cluster budget and presents it for approval to the membership at the Cluster's Annual Meeting. The budget is formulated by determining funds needed to maintain, repair, and make necessary replacements to the Cluster common area. Cluster dues are used to pay for grounds maintenance, trash collection, snow removal, etc. An escrow fund has been established to finance the future expenses associated with the maintaining and repaving of South Bay Lane which is a private road owned by the Association.

Dues are paid quarterly in equal amounts on the first day of January, April, July, and October. A late fee is charged for payments received more than 30 days after the 1st of each month. Chronically delinquent homeowners may be required to make an annual payment of dues in advance.

CLUSTER MEETINGS

A General Meeting is held each November with the time and location of that meeting made known to the community at least two weeks in advance. At the meeting, a budget for the following calendar year is presented and voted upon; elections for board members are held and other business is transacted according to the needs of the Cluster. Additional General Meetings may be held throughout the year.

CLUSTER SERVICES

Included in the annual dues paid by each homeowner in the association are the following:

Trash Removal

Trash is collected twice a week, on Monday and Thursday; newspapers and other recyclable material is collected on Thursday. During the summer yard debris is collected on Wednesdays and must be placed in a paper bag. The recycling trucks come early on Thursday so material should be set out the evening before.

Snow Removal

Plowing is done as needed. When necessary, sanding of the street is also done. Plowing individual driveways is not included, however homeowner may contract with the company doing Cluster plowing on an individual basis to clear their driveways.

Landscaping and Tree Maintenance

Included in the landscaping services are:

- Mowing and edging of homeowner's lawns and Cluster common areas. Weed killer, mulch, fertilizer and an annual application of lime and seeding are also included.
- Spring cleanup, minor pruning of bushes and mulching of beds in Cluster common areas.
- Leaf Removal from Cluster common areas.

A copy of the Cluster's landscaping contract is available for review by the membership.

COMMUNITY DOCK

The community dock is available for use by all residents of South Bay Cluster. Small, portable boats (canoes, rowboats, sailboats, etc.) may be stored on the cluster common ground along the pathway next to the dock and launched at this end of the dock. The cluster is not responsible for loss of or damage to any boats moored at the dock or stored on common ground. See the SBCA Dock Policy for more information.

CLUSTER PARKING

Fairfax County Code prohibits curbside parking on streets with pavement widths of less than 30 feet, thereby eliminating curbside parking in our community. Please park cars on driveways or in designated parking areas.

EXTERIOR HOUSE SIDING, COLORS and ROOF SHINGLES

Note: in October 2021 the Reston Design Review Board approved the addition of HardiePlank as an option for South Bay Cluster. They also approved an updated color palette to match the current homes and the new HardiePlank option and incorporate currently available manufacturers.

Siding Material:

- HardiePlank, Select Cedar Mill, lap siding, 6" exposure
- Cedar, rough-sawn bevel-design overlapped cedar boards, horizontal orientation, 6" exposure

Siding Color: (must match current color of the home)

Gray Homes - Siding

- Sherwin Williams, Proper Gray, SW6003
- Hardie, Panda Gray. Note – this was referred to as Pearl Gray in the original DRB application, but they are the same color – Hardie calls in Panda Gray in the 6” siding option. They are the same color and match the same Sherwin Williams color above.

Brown Homes - Siding

- Sherwin Williams, Vintage Leather, SW6062
- Hardie, Auburn Brown (brown homes)

Trim Color: (must match current trim color of the home)

Gray Homes - Trim

- Sherwin Williams, Rock Bottom SW7062
- Hardie, Iron Gray

Brown Homes – Trim

- Sherwin Williams French Roast SW6069
- Hardie, Toasted Brown

Notes regarding Siding and Colors:

- All HardiePlank siding replacements must be submitted to Reston Association’s Covenants Staff for approval. Applications must include proof of notification to all adjacent property owners.
- If HardiePlank is used, the siding and trim on all elevations (entire house) must be replaced at the same time with the approved material, and that there be no alteration of the design, dimensions, and profile of the existing trim.
- Trim wrapping (i.e. vinyl, PVC) is not allowed
- All homes must be in conformance with the above standards at the time of next replacement/substantial repair.

Roofing Shingles

Note: in July 2021 the Reston Design Review Board approved the addition of GAF, Timberline HDZ as an option as noted below.

- GAF, Timberline HDZ, architectural shingles, color: Williamsburg Slate
- CertainTeed, XT 25, 3-tab shingles, color: Slate Gray

GOOD NEIGHBOR POLICIES

- Please consider your neighbors and neighborhood; respect the property of others.

- Please clean up after your pet.
- When a neighbor is away, please pick up newspapers or packages that arrive in their absence.
- Please be careful and remember that anything you dispose of on the street will make its way through the storm sewer and into the lake.
- Keep it bright! Please turn on post lamps and outside lights at night.

ADDITIONAL ASSESSMENTS

Additional assessments to the Cluster dues may be made from time to time by approval of the Cluster Association.

ROAD RESERVE FUND

There is a Road Reserve Fund maintained by the Cluster. This funding is included in the annual dues assessed to the community. Since the road system in our cluster is privately-owned, we are totally responsible for the maintenance of the road.

SUITS and JUDGMENTS

There are no pending suits or unpaid judgments to which the Association is a party.

INSURANCE

General Liability policy: \$1,000,000 limit of liability Directors' and Officers' liability policy: \$1,000,000 limit of liability

NOTICE

[Check with the Cluster President to confirm] No notice has been given to the seller by the South Bay Cluster Association of any improvement or alteration made to the lot or uses made of the lot areas or common area assigned as being in violation of the By-Laws and Cluster rules and regulations.