

STONEWALL MANOR COMMUNITY ASSOCIATION NEIGHBORHOOD COVENANTS

1. No lot shall be used other than for residential purposes except for those in-home occupations approved and licensed by Fairfax County. There shall be no exterior evidence that the property is used in any way other than as a residential dwelling. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling and a private garage except that any accessory structure such as a shed shall be allowed if it meets all county zoning laws.
2. Any rebuilt or modified dwelling or accessory structure shall be similar in architectural style, quality of workmanship and materials to existing residences in Stonewall Manor. All modifications must comply with county zoning laws.
3. No structure of a temporary character, garage or other outbuilding, mobile home, RV, trailer, car or boat, shall be used on any lot at any time as a residence either temporarily or permanently.
4. No fence shall be erected in the front yard of any lot in this subdivision except for corner lots,

which by County Zoning Ordinance have two front yards. On corner lots, a fence may extend (a) from one front corner of the house perpendicular to the sidewalk property line, (b) from there, following the property line along the sidewalk to the nearest neighboring property line, and (c) from there to the rear corner of the lot. In no case shall a fence extend into both front yards. All fences shall be set back from the sidewalk a minimum of four (4) feet. These fences shall not be chain link fences, shall be of a material and quality consistent throughout the community, and shall conform to VDOT easement regulations and county ordinance front yard height and sight line limitations. (See illustration.)

5. No lot shall be used or maintained as a dumping ground or for storage of rubbish, trash, garbage or other waste. Rubbish, trash, garbage and other waste shall be kept in sanitary containers with secure lids, except that large items and organic yard waste do not need to be in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Sanitary containers and, to the extent possible, yard waste shall not be stored in front of the house and shall be kept at

the curb only the evening prior to and day of collection.

6. No excessive noise or noxious or offensive activity shall be conducted on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
7. No tree, hedge or shrub planting shall be maintained in such manner as to obstruct pedestrian use of sidewalks or sight lines for vehicular traffic.
8. No boats or other watercraft, campers, mobile homes, RVs, or trailers shall be habitually parked or stored on the street.
9. Common household pets may be kept on lots in accordance with county residential zoning restrictions. Pet owners are responsible for adherence to county leash laws and for the removal of their pets' excrement from all property that they do not own.
10. All residences, carports, lots and yards shall be maintained in a neat and attractive manner so as not to detract from the appearance of the neighborhood.

11. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them unless, at any time, an instrument agreeing to change said covenants in whole or in part, with notarized signatures of a majority of the current owners of the lots subject to these covenants, has been recorded.
12. Enforcement of these covenants shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenants either to eliminate the violation or restore the area to compliance.
13. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

In addition to guidelines established in these covenants, Stonewall Manor residents are reminded to familiarize themselves with Fairfax County residential zoning laws such as those concerning pets, signs, sheds, parking, fences, sight lines, and home renovation. Specific information can be obtained from the Permit and Plan Review or the Zoning Enforcement offices or from the Fairfax County or State of Virginia web sites. All residents

have a role in enforcing these covenants through observation and informal discussion with neighbors.

See illustration on next page.

ILLUSTRATION

COVENANT

