

Wilde Acres Property Owners' Association, Inc.

(W.A.P.O.A., Inc.)
105 Mountain Falls Boulevard
Winchester, Virginia 22602
Office: (540) 877-1076
Fax: (540) 877-1046
Email: office@wapoafva.org
www.wapoafva.org

2024 "Wilde Acres"

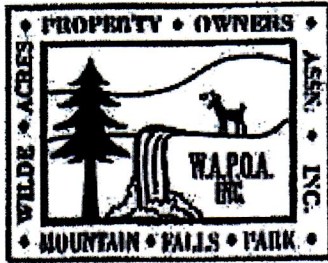
PROPERTY OWNERS ASSOCIATION

BY: Kim Beach, President

Cost for 901 Gatling Dr.

2024 Yearly Dues:	\$ 604.50
2024 Road Maintenance Fee:	\$ 25.00
2024 Membership Fee:	\$ 10.00
<u>2024 Special Assessment:</u>	<u>\$ 150.00</u>
ANNUAL TOTAL	\$ 789.50
MONTHLY TOTAL	\$ 66.00

NOTE: Payable Annually or Monthly



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COMMUNITY RULES AND REGULATIONS Updated November 1 2016

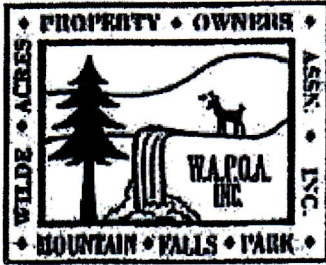
These rules and regulations are established to ensure the safety and enjoyment of the Association's members, their families, tenants and guests. Property owners, guests and tenants are expected to make every effort to comply. They are designed and implemented in compliance with the Association's Articles of Incorporation, Declaration, Bylaws, Resolutions, the Virginia Property Owners' Association Act, and Frederick County Code and Ordinances. These rules and regulations apply to all property owners and members, and their family members, tenants, and guests.

General Rules

- A. Without limiting the generality of the below rules and regulations, the Association adopts as rules and regulations applying to all members in the community, and their family members, tenants and guests, all laws and ordinances of Frederick County, which laws and ordinances are incorporated into these rules and regulations by reference. Accordingly, all members and their family members, tenants and guests, shall comply with all laws and ordinances of Frederick County as if such laws and ordinances are requirements for residents within the community. The Association reserves the right to enforce all such laws and ordinances as rules and regulations of the Association.
- B. The Association reserves the right to enforce all rules and regulations of the Association. Such enforcement may include, without limitation, and in addition to all remedies available at law or in equity, the filing of a suit requesting injunctive relief to enjoin a violation of these rules and regulations a suit for damages. Any member in violation of these rules and regulations shall not be a member in good standing.

Community Safety

1. Property owners are responsible for the actions of their family, guests and tenants.
2. For your safety and the safety of your family and guests, the Association employs surveillance cameras to capture images of the Association's common areas. The cameras do not monitor or capture images of lots or private property. When enforcing applicable rules and regulations, the Association may use images captured by the surveillance cameras.
3. Pursuant to the Code of Virginia (Title 46.2 Article 8 § 46.2-874), the maximum safe speed limit for vehicles throughout the community is 25 mph, unless otherwise marked.
4. In accordance with Resolution 16-006, every property owner is required to maintain his or her lots (and all buildings, structures and grounds on the Lots) in a neat and attractive manner so as not to detract from the appearance of the community.



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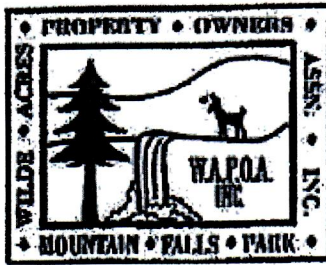
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5. The Association adopts as a rule and regulation for community the animal leash law used by Frederick County and codified at Frederick County Code § 48-3. Accordingly, no dogs may be permitted to run at large within the community at any time during the year.
6. In compliance with WAPOA's Declaration, only normal household pets (cats, dogs, etc.) may be kept on property within the community. Farm animals, including horses, livestock, poultry, swine and other animals normally considered to be farm animals, are not permitted to be kept anywhere in the community, including private property within the community.
7. Hunting and the discharge of firearms is prohibited anywhere within the community, including within any private property located within the community.
8. Open burning of brush is allowed only with proper permits issued by Frederick County and as allowed by Frederick County law and ordinances. For questions, call 665-5645. There are designated hours and conditions when burning is allowed. NEVER leave an open fire and exercise extreme care with campfires.
9. Sanitation and waste disposal codes must be complied with when using your property. This includes both Frederick County and Virginia sanitation codes. A permit issued by Frederick County Health Department is required prior to construction of any kind of sanitation facility for habitable dwelling.
10. Motor vehicles, recreational vehicles (RVs) and Camper Trailers must be properly inspected and licensed to travel roads within the community.
11. All-Terrain Vehicles (ATVs), Trail Bikes, Dune Buggies, Golf Carts and similar vehicles are prohibited from all roads and common areas within the community. Only Association and Association contracted service vehicles used for road and common area maintenance are excluded.

Permanent Dwellings and Recreational Vehicles

12. Recreational vehicles (RVs) and camper trailers are permitted within the community and used for camping on a temporary basis must be removed after 10 contiguous days. RVs and campers may not be used as a permanent place of residence.
13. RV's campers, trailers, outboard & inboard boats w/trailers **registered as personal property** are permitted to be garaged at your permanent residence within the community provided they have current inspection & vehicle tags in accordance to Virginia state law.
14. House trailers, e.g. singlewides and doublewides, are prohibited within the community.
15. All members and property owners within the community shall comply with all of the design requirements set forth in Frederick County Code § 165-502.05, which provision is incorporated into these rules and regulations by reference.



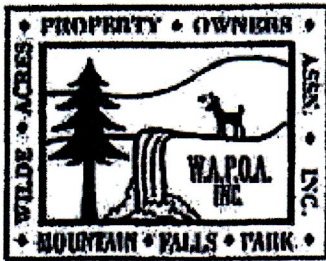
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Private Drainage Systems and WAPOA maintained drainage systems

16. Per WAPOA Resolution 15-005, Notice of Special Assessment – Conformance Bond, prior to the construction of a structure more than 400 square feet, property owner and/or contractor must comply with the Conformance Bond and pay all assessments related to the construction project, including payment of the Conformance Bond and Road Impact Fees. A checklist can be picked up at the Association office and payment may be made at same.
17. Private drainage systems (such as sump pumps, driveway culverts, downspouts, etc.), yard runoff and ground water are responsibility of every member and property owner within the community. Drainage directed from gutters, downspouts or other private systems to neighboring properties within the community shall comply with all applicable law and regulations to ensure lots drain properly and do not negatively impact the common area or adjoining lots. Every member and property owner within the community shall be responsible for installing and maintaining culverts and drainage systems as may be necessary to ensure that lots drain properly and do not negatively impact the common area or adjoining lots. All culverts and drainage systems shall be installed and maintained pursuant to applicable law and regulations and shall comply, without limitation, with Frederick County permitting requirements and the Association's Erosion and Sediment Control Plan. At a minimum, and without limiting the generality of the foregoing requirement to comply with applicable law, all members and property owners within the community shall ensure the following: (i) all driveway culverts shall be round or oval and a minimum of 20 feet in length and a minimum of 15 inches in diameter; (ii) all culverts shall be constructed using durable materials, optimally concrete; and (iii) all culverts shall be clear of debris. A copy of the Association's Erosion and Sediment Control Plan will be provided upon request. All members and property owners are responsible for knowing and complying with all laws and regulations regarding drainage and the installation and maintenance of private drainage systems.
18. For new construction, if the Association installs a culvert on a property owner's lot, the cost of the culvert and installation shall be deducted from the Conformance Bond. Contact the Association office for current pricing.
19. Without limiting the generality and requirements of these rules and regulations, any member who has an existing driveway, or whose lot does not drain properly, shall promptly install a culvert or other drainage system necessary to mitigate any negative impact on the common areas and neighboring lots, and to ensure compliance with all applicable law and regulations. The Association may require that the installation of a culvert or other drainage system be supervised by the Association or its agents at the property owner's expense.
20. Without limiting the generality and requirements of these rules and regulations, every member and property owner within the community shall properly maintain all storm management facilities on their lots as required by the Frederick County Code. The Association shall enforce this requirement as a rule and regulation of the Association. Note that under applicable law, if a property owner's lot fails to drain properly and thereby negatively impacts neighboring properties, the owners of neighboring properties may take legal action against such property owner, who fail to properly maintain a culvert or drainage system, or whose lots do not drain properly



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Common Areas and Land Use

21. Parking on WAPOA roads or common areas is strictly prohibited. Vehicles will be towed at the owner's expense.
22. Per Frederick County zoning Ordinances, and as outlined in WAPOA Resolution 16-001, the parking or garaging of the following vehicles within the community is prohibited:
 - Tractor truck or tractor truck trailer.
 - Semitrailer.
 - Garbage, refuse or recycling trucks.
 - Towing and recovery vehicles.
 - Cement trucks.
 - Construction equipment (as defined).
 - Buses.
 - Dump trucks.
 - Trucks with a total length of 25 feet or greater.
23. Property owners are prohibited from altering common grounds, property, facilities or structures. Property owners are financially responsible for ALL damage done to WAPOA roads, culverts, drainage ditches, etc., as well as all other damage to common areas which occur in the course of construction on the property owner's property.
24. For sale signs and/or advertisement signs may not exceed six (6) square feet in size and must be removed after three (3) days. No signs or postings may be placed within the Association common areas, including without limitation on any utility poles, sign posts, and roadways. Signs placed on or within the Association common areas will be removed by WAPOA at the property owner's expense. Signage requests for community events may be submitted to the Board in advance for approval. Signs approved for posting shall not exceed 6 square feet in size, must be placed in the designated area, and must be removed after 3 days.
25. Any community event that is planned by or sponsored and run by a member or property owner must be approved in advance by the Association. If the Association approves a member-sponsored community event, such member shall be solely responsible for the event and any damage caused by those participating in the event. Such member shall also be responsible for cleaning up following the event and the removal of any related signage.

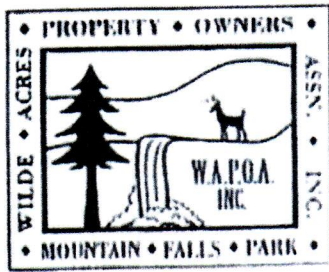
Please immediately report to the Association any violation of these rules and regulations by contacting the Association's Office Manager, 540-877-1076, or by contacting a member of the Association's Board of Governors.

Revised November 2016

COVENANTS AND RESTRICTIONS

The following summary has been furnished to indicate the restrictions applicable to lot owners in Wilde Acres:

1. Said lots shall be used for residential purposes only, and no dwellings on said lots shall be less than twenty (20) feet by twenty (20) feet in size, or of a comparable square footage and no building shall be erected on said lots except for residential purposes only and for a family car garage.
2. Any building constructed of wood must have at least two (2) coats of paint.
3. If a family car garage is built, it must conform in general appearance to the dwelling house.
4. Only household pets such as dogs and cats may be kept on said premises.
5. No house trailers may be kept on said property for human habitation.
6. No building may be constructed within twenty-five (25) feet of the front line of the lots, or within six (6) feet of the lot lines on the sides of the lots. In case of single ownership of more than one lot, these restrictions shall apply to the adjoining lots as a whole.
7. No lot shall be subdivided into one or more smaller parcels or part thereof joined to another lot.
8. No rights of ways or easements shall be granted or created upon or across said lots except for public utilities.
9. The foregoing covenants may be amended from time to time by written instrument executed by the owners of the majority of the lots in the aforesaid subdivision and recorded among the land records of Frederick County, Virginia.



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RESOLUTION 15-002

(Effective February 24, 2015)

RESOLUTION OF THE BOARD OF GOVERNORS TO AMEND THE BYLAWS

Under the authority granted to the Board of Governors of the Wilde Acres Property Owners Association (WAPOA), by Code of Virginia § 13.1-892, the Board of Governors hereby resolves to amend WAPOA's Bylaws last revised in 1997. An addendum with a summary of changes along with a copy bearing the WAPOA seal shall be maintained by the Secretary and made available to WAPOA membership.

The Board of Governors authorizes the Secretary to effectuate the foregoing amendments to the Bylaws. The board resolves to post an electronic version on the WAPOA website for download and a printed version to any member who requests a copy.

A majority of votes, cast in person or by proxy, at a meeting of the membership convened in accordance with the provisions of the Association's bylaws within sixty days of promulgation of this notice shall rescind these changes.

Effective Date: February 24, 2015