

[Home](#)[Standards](#)[Rules & Regs](#)[FAQs](#)[Board](#)

Rules and Regulations

TABLE OF CONTENTS:

[Parking](#)[Speed Limit](#)[Trash Cans and Pickup](#)[Children's Safety](#)[Pets](#)[Common Grounds](#)[Exterior Townhome Changes](#)[Property Maintenance](#)[Signs and Postings](#)[Rental Properties](#)[Enforcement of Rules](#)

Parking

Reminders:

Parking is tight in the cluster.

Please make sure that your visitors and guests only park in non-reserved spaces.

Additional parking is available along Twin Branches road. If you are having a party or a lot of visitors over, please consider asking your guests to park on Twin Branches.

PARKING

There are a limited number of parking spaces in Carriage Gate cluster. Rules in this section reflect concerns about space availability as well as the safety of homes throughout the cluster. Residents are strongly encouraged to provide an e-mail address so that they may be contacted by the board if necessary. The parking area is patrolled by our towing company who has authorization to remove any vehicle in violation of the parking rules and regulations below.

1) Reserved Parking Spaces. One reserved parking space has been assigned to each townhouse. Reserved spaces are clearly identified as "reserved," and are marked with numbers to avoid confusion. Space numbers correspond to lot rather than house numbers to ensure that empty spaces do not advertise unoccupied homes. It is each resident's responsibility to advise guests not to park in reserved spaces. Residents must use their reserved spot first before parking another vehicle in a non-reserved spot.

2) Unreserved Parking Spaces. These spaces are for additional vehicles belonging to residents and their guests. A resident who has many guests should ask them to park on Twin Branches Road. Each household may only park a maximum of 3 vehicles in the Carriage Gate parking lot overnight. This means 1 vehicle in the household's reserved spot and no more than 2 vehicles in non-reserved spots. Any resident who requires more than 3 spots may request, in writing, a limited exception from the Board.

3) Curbside Parking and Fire Lanes. All curb areas not identified as parking spaces are designated fire lanes by the Fairfax County Fire Marshall. Fire lane curbs are marked with yellow paint. Parking along fire lane curbs is prohibited at all times. Violators are subject to immediate towing without notice at their own expense.

4) Obstruction of Other Vehicles. Vehicles may not be parked in a way that obstructs the flow of traffic or movement of other vehicles. Violators are subject to immediate towing without notice at their own expense. ("No parking" means that the driver must remain within the vehicle at all times.)

5) Inoperable Vehicles. Inoperable vehicles shall not be stored on cluster property. Vehicles that do not have current tags, inspection, or county registration, or those that have not been driven for two weeks or more will be presumed to be inoperable. Vehicles with current tags, inspection, and county registration that are wrecked, damaged, or would not pass a vehicle inspection are also presumed to be inoperable. The Carriage Gate Board of Directors will make an effort to identify the owners of inoperable vehicles and contact them, either in person, via e-mail, or in a written notice placed on the windshield of the vehicle, indicating that failure to remove the vehicle in three days will result in towing at the owner's expense. Residents who plan to be away for longer than two weeks should notify the Carriage Gate Board of Directors at board [at] carriagegatecluster.org. Moving a

vehicle from one parking space to another does not mean the vehicle has been "driven" in the context of these rules.

6) Vehicles Owned by Non-Residents. Vehicles owned by non-residents who are not visiting residents shall not be stored on cluster property. This includes non-residents who park on cluster property on a regular basis for commuting purposes or who leave their cars on cluster property while traveling elsewhere or for any other reason other than visiting a resident. This also includes residents of neighboring streets who park on cluster property. Violators are subject to immediate towing without notice at their own expense.

7) Commercial Vehicles. Commercial vehicles may not be parked on cluster property except for those belonging to a contractor while the contractor is performing work in the neighborhood.

8) Storage of Other Vehicles. Reston Association regulations prohibit overnight parking of boats, campers, trailers, and recreational vehicles on cluster property. Offsite parking is available from Reston Association.

9) Towing Policy. All vehicles parked in violation of the cluster parking rules as stated in 1-8 above are subject to towing at the owner's expense. Residents should report parking violations to a member of the Carriage Gate Board of Directors at board [at] carriagegatecluster.org, who will be responsible for attempting to contact the owner and/or arrange for towing by the contracted towing company. The Carriage Gate Board of Directors is authorized to enforce these parking and towing policies under the provisions of Chapter 12, Section 46.2-1231 of the Code of Virginia.

10) Portable or Self Storage Units. Portable or self storage units may not be placed on cluster property without permission of the Carriage Gate Board of Directors. Construction and landscaping materials and tools may not be stored in the cluster parking lot.

11) Vehicle Repairs. Repairs or routine maintenance may be performed on cluster property if the project can be completed in 24 hours. Vehicles may not be left on blocks unattended at any time. Used oil must be contained and either recycled or disposed of properly (many service stations accept used oil). To save Reston's lakes and protect resident pets, no oil, antifreeze, or other lubricants may be drained onto the parking lot (storm drains empty into to lake system). Use of low phosphate detergents for washing cars is encouraged.

SPEED LIMIT

The maximum speed limit in the development is 15 MPH.

TRASH

- 1) Trash should be placed outside the home on the morning of pickup or late the evening before. **Under no circumstances should trash be left out for a longer period of time.** Trash pickup days are Monday and Thursday, with recycling on Fridays.
- 2) Trash should be packed into heavy-duty dark plastic trash bags (which must be sealed at the top) or into clean, well-maintained trash cans with sealable lids. **Do not use white kitchen trash bags or other thin plastic bags.**
- 3) Trash cans must be removed from the curb area on the day of collection.
- 4) Trash cans or bags may not be stored in front of or beside any townhouse.

CHILDREN

- 1) Residents are responsible for their children and for ensuring they do not damage, deface, or destroy commonly- or individually-owned property in the cluster. Parents must ensure children do not leave bikes/toys in common areas.
- 2) For safety reasons, children should not be allowed to play in the streets of the development.

PETS

- 1) Fairfax County leash laws will be enforced on Cluster property. Pets should not be allowed to run freely through the development at any time.

- 2) Pets should be walked in wooded areas away from common grounds and homeowners' property.
- 3) Owners should promptly clean up pet accidents that occur in other areas.

USE OF COMMON GROUND

No resident may use common grounds for a party, yard sale, or any other activity that could result in damage to the grounds without prior approval of the Board.

EXTERIOR CHANGES

1) Reston Association covenants will be strictly enforced by the Carriage Gate Board of Directors. Applications for all exterior changes outlined in the Carriage Gate Cluster Association Architectural Standards document must be made to the RA Design Review Board. Copies of all applications must be submitted to the Cluster Board as well. Following is a partial list of projects requiring approval:

Decks: Alterations to existing decks, patios, or fences
 Patios: Use of landscape timbers or railroad ties
 Exterior: Changing color or doors or trim
 Attic Fans: Installation of storm doors or windows
 Roof Ventilators: Replacement or removal of exterior fixtures
 Skylights: Antennas

You can get more information by referring to the [Reston Cluster Property Guidelines](#).

See also the [Carriage Gate Cluster Design Standards](#).

Addendum: In November 2004, The Design Review Board approved alternate standards for exterior lights, windows, and doors for the Carriage Gate Cluster in a [letter to Mark Steppel](#). Janet Bolton of the Reston Association sent the Board the [standards for replacement windows and patio doors](#) for the Carriage Gate cluster.

Addendum: As of May 2006, in accordance with the new Reston Association Governing Documents, Section III.6(d)(4)(iii)), a Carriage Gate Cluster Officer (President, Vice President, Secretary, or Treasurer) must sign DRB applications of homeowners in the Carriage Gate cluster. For information about contacting a Carriage Gate Cluster Officer, see the [Cluster Board](#) page.

- 2) Trees or shrubs may not be planted on common grounds without Board approval.

PROPERTY MAINTENANCE

- 1) It is each homeowner's responsibility to maintain the yard belonging to his/her property. Uncut grass, weeds, dead flowers, and unpruned trees detract from the appearance and value of both the individual and cluster properties. Lawns will be cut at owner's expense if the board finds it necessary.
- 2) Siding, trim, and paint on houses, fences, and decks must be well maintained and replaced or repaired when necessary.
- 3) Equipment and unsightly debris must not be stored on the exterior grounds of a lot, or where visible to others from the common area.
- 4) Temporary window coverings used by new residents must be replaced within 6 weeks by permanent window coverings. Cross hatching may not be removed from windows and must be replaced if broken. No covering may be placed over the exterior of any window or glass door. Interior window coverings must not detract from the exterior appearance.

SIGNS

- 1) When a home is for sale or rent, only one (1) sign may be displayed on the individual lot. No other sign may be placed on Cluster property. All signs for properties sold or rented must be removed within one week of the transaction.
- 2) No sign of any kind may be attached to posts, trees, or other structures or natural objects within the Cluster.

RENTAL PROPERTIES

- 1) Owners are responsible for the actions of tenants and their guests. All leases for cluster properties must contain a complete set of both Cluster and RA Articles.
- 2) Copies of all leases must be filed with the Board of Directors within 15 days of ratification on the contract.

ENFORCEMENT

- 1) If a resident feels a rule is being violated, he/she should make the Board aware of the problem by contacting a member of the board directly.
- 2) The Board shall issue a written warning when it becomes aware of a violation. If the problem is not corrected promptly, the Board shall take steps necessary, including legal action, to enforce compliance at the violator's expense.

If you have any questions, drop us an [email](#).

Last Updated: December 8, 2017

Carriage Gate Cluster Association