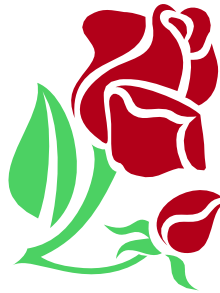


**RED ROSE VILLAGE CIVIC
HOMEOWNERS ASSOCIATION
ARCHITECTURAL GUIDELINES**

APPROVED MARCH 09, 2006



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DEED OF DEDICATION RED ROSE VILLAGE

The authority for maintaining the quality of design in the community is founded in the Deed of Dedication, which is a part of the deed to every property in Red Rose Village. The Deed of Dedication establishes Restrictions, the Red Rose Village Civic (RRVC) Homeowners Association (HOA), the Architectural Review Board (ARB), Common Areas, and the Covenant for assessments.

As a homeowner, you should have received a copy of the Deed of Dedication for your lot in the homeowner's document package received at or before settlement. The Deed of Dedication "runs with the land", and is binding on all homeowners. Accordingly, you should fully understand the particular provisions applicable to your lot.

ARB REVIEW CRITERIA

The ARB evaluates all project submissions on the individual merits of each application. The characteristics of the house type and the individual site are taken into account when evaluating the particular design proposal. This is done in recognition that what may be an acceptable design of an exterior in one instance may not be for another.

The following criteria represent in more detail the general standards that will be used to review and evaluate such application and design.

- Validity of Concept

The basic idea must be sound and appropriate to its surroundings.

- Design Compatibility

The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

- Location and Impact on Neighbors

The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation and drainage. For example, fences may obstruct views, breezes or access to neighboring property; decks or larger additions may cast unwanted shadows on adjacent patio or property or infringe on a neighbor's privacy.

When a proposed alteration has possible impact on adjacent properties, it is wise for the applicant to discuss the proposal with neighbors prior to making an application to the ARB. It may be appropriate in some cases to submit neighbor comments along with the ARB application.

- Scale

The size of the proposed alteration should relate well to adjacent structures and surroundings. For example, a large addition to a small house may be inappropriate.

- Color

Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as roofs and trim should be matching in color.

- Materials

Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house.

For instance, horizontal siding on the original house should be reflected in an addition. On the other hand, an addition with siding may be compatible with a brick house.

- Workmanship

Workmanship is another standard that is applied to all exterior alterations. The quality of work should be equal to or better than that of the existing community. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.

- Timing

Many alterations will be built or installed by the residents themselves rather than a contractor. However, projects that remain incomplete for 12 months or longer are usually objectionable and can be a nuisance and safety hazard for neighbors and the community. Projects approved for work will generally have an expiration date, after which a new application must be submitted.

AMENDMENTS TO THE ARB GUIDELINES

The ARB will conduct an annual evaluation to determine if the guidelines need to be amended. The ARB has the authority to adopt amendments to the architectural standards subject to the confirmation of the RRVC HOA Board of Directors.

REVIEW PROCEDURES

All applications for architectural changes, permanent or temporary, should be submitted to the ARB Chairman. Application forms are required, and are available from ARB Members, RRVC HOA Board of Directors or the RRVC website at <http://www.redrosevillage.org>. The application and attachment will be reviewed for completeness. If the application is complete, the ARB review process will begin. If not, the application will be returned to the homeowner for additional information.

In the event the ARB fails to approve, modify, or disapprove in writing a correctly filed application within forty-five (45) days, approval will be deemed granted. Total or partial disapproval will include the reasons for such disapproval.

APPEAL OF AN ARB DECISION

An applicant may appeal an adverse ARB decision to the RRVC HOA Board of Directors, who may reverse or modify such decision. To initiate the appeal procedure, the applicant must make an appeal in writing within 15 business days of the ARB decision. The appeal should specifically state the reasons for appeal and why it is felt that the ARB decision should be reversed or modified.

ENFORCEMENT PROCEDURES

The Deed of Dedication (Article 2, Section 4, b, 2) requires the ARB to monitor Lots for compliance with architectural standards and approved plans for alterations. The RRVC HOA Board of Directors has adopted the following enforcement procedures:

1. First Notice:

A first notice of citation shall be issued in writing and delivered by regular mail to the owner at his/her address listed in the Association's records, and to the property address, if the owner's listed address is different from the property address. The first notice of Citation shall generally advise the owner of the nature of the offense, cite the specific provision within the Association's regulations which has allegedly been violated, specify the remedy required, and state the number of days within which corrective action must be completed.

2. Second Notice:

If the offense is not remedied within the number of days requested in the notice of citation, the Board of Directors reserves the power to issue a second notice of citation which shall follow the basic form of the first notice of citation and include any additional information deemed important by the Board of Directors concerning the offense.

The second citation shall also warn the owner of the Board's power to impose monetary charges for offenses of the Association's regulations and shall inform the owner of his/her right to request a hearing before the Board of Directors to contest the citation. The notice of citation shall request the owner to confirm in writing by a certain date his/her desire for a hearing to contest the citation.

The second notice shall be delivered by hand, or be sent via certified mail, return receipt requested, to the owner at his/her address listed in the Association's records, and to the property address, if the owner's listed address is different from the property address.

Notification will be deemed effective if any owner fails or refuses to sign for any registered or certified mailing from the Association.

3. Hearing Guidelines

If the offense is not remedied within the number of days requested in the second notice of citation, and the owner has not requested a hearing in writing by or before the hearing confirmation date, the owner shall be deemed to have waived the right to a hearing and the Board

of Directors shall have the power to impose monetary charges. The Board of Directors shall be required to conduct a hearing prior to the imposition of monetary charges in accordance with §55-513 (B) of the Property Owners Association Act.

Written notice of a hearing, including the charges or other sanctions that may be imposed, shall be delivered to the owner by hand or mailed by registered or certified mail, return receipt requested, to the owner at least 14 days in advance of the hearing date. The notice shall include the time, date and place of the hearing. At the hearing, the Board of Directors shall provide the owner with a reasonable amount of time to present any and all defenses to the citation. The owner may have counsel present at the hearing.

Following the hearing, the Board of Directors shall meet in executive session to determine whether satisfactory proof of the alleged violation was provided, and if so, whether monetary charges should be imposed.

4. Administrative Action Guidelines

When the Board's judgment is unfavorable to the owner, the Board shall undertake the administrative actions required to affect the monetary charge as an assessment against the owner's lot. Monetary charges may not exceed \$50.00 for a single offense or \$10.00 per day for any offense of a continuing nature. In accordance with Senate Bill 721, which amends section 55-513 (B) of the Property Owners Association Act, the total charges for any offense of a continuing nature shall not be assessed for a period exceeding ninety (90) days. After the date a lawsuit is filed challenging any such charges, no additional charges shall accrue.

The Board of Directors reserves the power to hold owners legally responsible for ensuring that their tenants, guests, or invitees comply with the Association's regulations. The procedures outlined in this resolution may be applied to all violations of the Association's regulations, but do not preclude the Association from exercising other enforcement procedures and remedies authorized by the Association's legal documents, including, but not limited to, the initiation of a suit. The Board of Directors reserves the power to assign all of its powers and responsibilities herein to a standing or special committee of its choice.

CHARGES AND FEES

Each violation of the association's rules, regulations, and ARB Guidelines will be assessed a charge. The amount of any charges so assessed shall not be limited to the expense or damage to the association caused by the violation, but shall not exceed the maximum amount allowed by law (presently \$50.00 for a single offense or \$10.00 per day for any offense of a continuing nature) and shall be treated as an assessment against the member's lot.

A HOMEOWNER DOESN'T WAIT FOR APPROVAL

If a homeowner starts alterations without first obtaining written approval of their plans, they do so at their own risk. If they fail to submit an application or if the application is denied or modified, they will be responsible for the cost of removing or altering exterior change plus the cost of litigation, if necessary.

PROPERTY OWNERS' ASSOCIATION ACT

The Virginia Property Owners' Association Act requires the issuance of an Association Disclosure Packet upon ownership change. The Declaration requires that the packet be delivered

to the place of settlement and shall contain information on the current status of assessment payments and on the existence of any violations of the Governing Documents, including architectural violations.

The Property Owners' Association Act requires that the Association Disclosure Packet be delivered to the owner or his authorized agent. The Association, by practice, in order to comply with the requirements of the Declaration and the Act, will provide these disclosures delivered to an owner upon written request and concurrent payment of a fee.

ROLE OF THE ARB

The ARB consists of three members appointed by the RRVC HOA Board of Directors.

The ARB regulates the external design, appearance, color and location of the Properties and improvements within Red Rose Village in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography and in compliance with all Spotsylvania County Ordinances. The ARB reviews and approves, modifies or disapproves written applications of Owners, for improvements or additions to Lots or Common Areas; monitors lots for compliance with architectural standards and approved plans for alteration; and adopts architectural standards subject to the confirmation of the RRVC HOA Board of Directors.

WHAT CHANGES MUST HAVE ARB APPROVAL?

All exterior alterations require the approval of the ARB.

Conditions for Architectural Control

No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any Lot or Common Area or the improvements located thereon from its natural or improved state, existing on the date such property was first subject to this Declaration shall be made or done without the prior approval of the Architectural Review Board. No building, residence or other structure, fence, wall or landscaping in lieu thereof, shall be commenced, erected, maintained, improved, altered, made or done on such property without the prior written approval of the Architectural Review Board.

Any change, permanent or temporary, to the exterior appearance of one's property must be approved by the ARB. Further, once a plan is approved it must be followed or a modification must be approved in accordance with Article 2, Section 4 of the Deed of Dedication.

Each application is reviewed on an individual basis. There are no "automatic" approvals. For example, a homeowner who wishes to construct a deck identical to one already approved by the ARB is still required to submit an application.

WHAT TO INCLUDE IN AN APPLICATION TO THE ARB

For some homeowners, the most difficult part of the application is adequately describing the request. Generally, the following items should be a part of every application:

- An ARB Application Form

Application forms are required, and are available from ARB Members, RRVC HOA Board of

Directors or the RRVC website at <http://www.redrosevillage.org>. The application and attachment(s) will be reviewed for completeness. Incomplete applications will be returned to the homeowner for additional information.

- A Site Plan

A site plan may be prepared by submitting a copy of the house location survey plat that is typically included with home settlement papers. Proposed changes should be indicated including dimensions and distances from adjacent property and houses.

- Material and Color

Samples of the materials and colors to be used and an indication of the existing colors and materials should be provided. In most cases, a statement that the proposed porch, for example, is to be painted to match existing house trim or major house color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips should be submitted for clarity.

- Drawings and Photographs

A graphic description should be provided. A homeowner should not be intimidated by any shortcomings as draftsman or architectural illustrator since a graphic description may be in the form of manufacturer's literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, etc., should be shown as they affect the applicant's house, and in the case of attached houses, as they relate to adjacent houses. In any case, the sketch or photograph should be accompanied by a written description.

- Building Permit

A copy of the Spotsylvania County Building Permit (if one is required by the County) is required.

- Swimming Pools

A copy of all drawings and documents submitted to the County is required.

- New Home Construction

A copy of the Building Permit from Spotsylvania County; House Location Survey (site map); and a copy of the House Plans (plans must show square footage, including finished living space and all room dimensions).

- Other

A copy of other reasonable paperwork or information requested by the ARB may be required to make a determination.

NOTE: The ARB will retain all applications and required items, so please submit non-returnable

copies.

GUIDELINES

The following guidelines address a broad range of exterior alterations. It is impossible to address each specific design condition. As a result, these guidelines present the principle factors that should be considered when developing a design. More specifically, these guidelines, in most cases, define the limits to size, quality of construction, location, materials and color based on the intended use and relationship to adjoining properties rather than focusing on a particular construction detail or a specific design alternative.

The individual merits of each application will always be considered by the ARB. The use of these guidelines should assist the homeowner in gaining timely ARB approval. The applicant who follows the guidelines should expect approval or rationale as to why the application was not approved.

Special Note . . . County Approvals

Many items require county review and permits. The homeowner is responsible for obtaining all county approvals. Spotsylvania County authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain required permits. County approval does not preclude the need for ARB approval and vice versa.

Antennas:

No exterior antenna for television or radio reception, or satellite receiver larger than one (1) meter (39.37 inches) shall be placed on any lot. This restriction shall not preclude installation of satellite dishes or antennas as specifically allowed by the US Telecommunications Act of 1996 and associated Federal Communications Commissions (FCC) implementation rulings. They should be placed in the least obtrusive location on the owner's property. They should be installed on the roof on the backside of homes (not at the top of the roofline where a silhouette can be seen). They should be reasonably compatible with the color of the exterior of the home adjacent to the installation (gray satellite dishes are generally compatible). All wiring and materials associated with them must be concealed and be as unobtrusive as possible. They are prohibited from being placed on the common ground. They must not overhang onto common ground space or onto your neighbor's property. Installed on the railing or corner of a deck and/or back fence is highly visible to the neighborhood. A more suitable location is generally available on the back of the house to receive the required signal.

Business and Commercial Activities:

No lot shall be used for business or commercial purposes but shall be used for detached one-family residential dwellings only, except that such home-based occupations permitted in residential dwellings by pertinent county ordinances are allowed. Such home-based occupations are allowed, however, only as long as they fully conform to all applicable laws, regulations and directives.

Common Grounds of the Association Including the Play Area:

No signs, paraphernalia or trash are permitted on common grounds of the association. No trees, shrubs, flowers or any other item is to be cut down or removed from common grounds (including the Play Area) of the association without approval from the ARB or Maintenance Committee. Common areas shall not be used as dumping areas and humans and pets alike shall not use the common areas as a restroom. Any human or pet feces must be immediately removed from the common area and properly disposed of in accordance with Spotsylvania County Codes. Encroachments of any kind are expressly prohibited on to the common areas by homeowners or anyone else. No items or equipment located at the Play Area are to be damaged or removed from the Play area (should damage or removal occur it must be paid for by the person responsible), this includes basketball nets, tennis nets or play ground equipment. The tennis courts are to be used for the sole purpose of playing tennis. Bicycling, roller skating, roller blading and/or skate boarding are expressly prohibited within the tennis court fencing. All persons using common grounds (including the play area) do so at their own risk and the Association assumes no responsibility for injury, damage or loss of property resulting from such use. Parents are responsible for their children who are using common grounds (including the play area) and are injured or cause damage. Activity constituting, or resulting in, disturbing the peace is prohibited.

Dog Houses/Animal Enclosures:

Doghouses are permitted, but construction and placement must be approved by the ARB. In every case such structures must be designed to respect the "visual rights" and aesthetic interest of neighborhood properties and they must be behind the dwelling and in a location and manner where they cannot be seen from the road. No "fenced dog runs" are permitted.

Exterior Color Schemes:

All exterior surfaces are to be color coded with the original colors when a dwelling was built or purchased. If a lot owner desires to change colors of exterior, an application must be submitted to the ARB for review and approval prior to any painting.

External Lighting:

Installation of external lighting on a lot must be in a manner so as not to intrude on adjacent properties and dwellings without the approval of affected property owners. In general, lighting should be contained within the lot owners yard. ARB review is required.

Fences:

No fence or wall or hedge more than three (3) feet high shall be constructed or maintained within thirty (30) feet from any street which the front of the house faces; and no such fence, wall or hedge higher than six (6) feet shall be constructed on any lot. Furthermore, a fence or wall can

only be of a wooden decorative or simulated wood type. No wire mesh or chain link, of any type, shall be permitted on fences on lots.

Flagpoles and Flags:

A single freestanding non-corrosive flagpole per property shall be permitted but shall not exceed 20 feet in height. Only U.S. Flags are permitted on freestanding poles. Flags attached to the dwelling shall be flown vertically from aluminum or other rust proof flag bracket. Bracket is to be fastened with non-corrosive hardware. Flags shall be no larger than three (3) feet by five (5) feet. Neither commercial flags nor flags promoting themes or agendas offensive to the community shall be permitted.

Garbage or Storage Containers:

Garbage/trash cans are to be stored to the rear of the residence or in a location and manner where they cannot be seen from the road. If stored on the side of the residence, they must be enclosed or shielded. All garbage cans set out for trash pickup cannot be set out before the evening prior to scheduled pickup and must be removed and stored out of sight on the same day pickup occurs.

Improvements:

Any improvements to existing dwelling and/or property such as additions, garages, carports, screen rooms, decks, pools, fences, and storage sheds require submission of application to the ARB for review and approval prior to commencement of any work.

Maintenance of Dwellings, Decks, and Sheds:

Owner shall maintain the exterior buildings as to the upkeep of the paint/stain and repair to avoid any structural deterioration or unsightly conditions.

Maintenance of Property:

Owner shall maintain the property surrounding the dwelling and/or buildings, keeping the property free of debris or unsightly material (such as; stored junk, unused furniture, yard supplies, car parts, and old junk cars, but not limited to these items). Grass and shrubs should be cut and/or maintained on a regular basis for a neat appearance. Personal property such as lawn and garden equipment, ladders, building supplies, lumber, toys, bicycles, scooters, etc., will be stored in basements, garages and approved sheds or in an otherwise unobtrusive location.

Miscellaneous:

No air conditioning units, either central or wall units, water softeners, propane tanks, clothes lines, gas meters, permanent swimming pools or any other non-typical items shall be placed in the front of any dwelling. Any placement shall be hidden from any roadway to the maximum extent possible and may be approved if screened or otherwise concealed with natural or

permanent fencing or walls. These items must be located to respect the “visual rights” and aesthetic interest of neighborhood properties.

Outbuildings/Sheds:

Only one (1) outbuilding or shed is permitted on any lot. Outbuilding or shed square footage will be permitted up to one percent (1%) of the lot dimensions (e.g., a 16,000 square foot lot would be permitted an outbuilding foundation square footage not to exceed 160 square feet). No house trailer or any temporary structure shall be permitted on any lot for camping, temporary residence, or other purpose. Outbuilding or sheds must be designed to respect the “visual rights” and aesthetic interest of neighborhood properties and they shall not be placed in the front of any dwelling and shall be hidden from any roadway to the maximum extent possible and may be approved if it is screened or otherwise concealed with natural or other approved permanent fencing or walls.

Play Houses/Tree Houses, etc.:

The building plans of structures such as playhouses and tree houses are to be submitted to the ARB for review prior to commencement of any building. In every case such structures must be designed to respect the “visual rights” and aesthetic interest of neighborhood properties and they must be behind the dwelling and in a location and manner where they cannot be seen from the road.

Single-Family Residences:

No dwellings with a living area, exclusive of porches, attached garages, carports, unfinished basements or utility room shall be erected on any lot which contain less than: a. 1,400 square feet of aggregate living area for a one-story dwelling, or; b. 1,800 square feet for a multi-story or split-story dwelling. All dwellings erected must be of brick, brick veneer, vinyl, aluminum, wood, stone, stucco, or weatherboard exterior with asphalt, slate tile, asbestos, aluminum or wood shingle roof. All new dwellings are required to have asphalt, concrete, or like material for driveways.

Signs:

No signs or paraphernalia are permitted on the grounds of any lots (this includes vehicles with logos/signage parked on the grounds of any lots). Exceptions to this shall include one per lot temporary announcements of garage sales and/or real estate “for sale/rent/lease” signs common to the trades that fully meet Spotsylvania Code. Garage sale announcements will be promptly removed after the event, and the association reserves the right to remove non-compliant signs of any type. Other exceptions include small non-conspicuous signs posted on dwellings such as “No Solicitations,” “Neighborhood Watch,” Security Signs (ADT, etc), or “Oxygen in Use.”

Vacant Lots:

Owner(s) of vacant lots shall maintain the property on a regular basis, keeping the growth of grass and weeds cut and free of downed trees and all debris.

Vehicular Parking:

No construction, materials delivery, any vehicle used as a taxi, taxi cab or car for hire, clearly marked commercial delivery, displaying commercial letter or advertisement, vehicles primarily used for commercial purposes (i.e. vehicles having ladder racks, tool storage compartments, or other apparatus not standard on four-wheel passenger vehicles), business or industrial vehicles (i.e. Sears, UPS, etc.), buses, farm vehicles or equipment or trailers associated therewith shall be parked on or in front of the premises of any residential lot unless garaged. This shall not be construed to restrict parking on the premises of passenger cars used for commercial purposes (i.e. real estate), or vans used for commuting purposes; however, the vehicle must be consistent with the type of vehicle normally driven by homeowners in Red Rose Village and all signage must be covered or removed from the vehicle while parked at the premises. Each lot owner is to provide off-road (your driveway) parking for two (2) automobiles. All vehicles must be in working condition, have current state registration, and appropriate county sticker. Vehicles not in working condition must comply with Section 12-20* (Keeping of Inoperative Motor Vehicles) of the Spotsylvania County Code. There will be no parking of vehicles on grassy areas or common property. All cars must be parked on driveways, in the garage or on the shoulder of the road. Any vehicle parked on the street must be parked on the shoulder of the road. Vehicles parked on the shoulder must have all wheels off the road (i.e. no wheels are to be touching the hard surface of the road).

***NOTE: Spotsylvania County Code Section 12-20 can be referenced at:**
<http://www.municode.com/resources/gateway.asp?pid=12105&sid=46>

Animal Control:

No dogs, cats or other pets shall be permitted to run at large within Red Rose Village Subdivision. Pet owners shall be responsible for the removal of their pet's droppings (feces) from common grounds, road rights-of-way, neighborhood properties, and also for removal of any pet droppings (feces) on their own lot which may accumulate and thereby cause an offensive odor or unsanitary condition. Animal owners shall be responsible for ensuring that their animals stay on their own property and, thereby, keeping them from "running at large" as defined in the Spotsylvania County Code, Section 4-21. This will ensure that their animals do not become a nuisance to the subdivision or present a safety problem for other property owners.

NOTE: Spotsylvania County Animal Control Phone Numbers
Main: (540) 891-1329; **Secondary Line:** (540) 891-1330

Storage of Boats, Trailers, Campers, Mobile Units and Recreational Vehicles:

The types of vehicles listed in subsections (a) through (g) below may not be parked or stored in open view from the street at residences within the boundaries of the subdivision. Any such vehicle may be stored in a garage out of open view. Special considerations may be made for such vehicles temporarily parked in a private driveway for a period not to exceed 48 hours with the approval of the ARB. Owners must use reasonable and considerate judgment in this respect.

- a. Any boat or boat trailer.
- b. Any motor unit or self-contained camper.
- c. Any camper slip-ons where the camper backs are higher than the roofline of the cab of the truck.
- d. Any mobile unit, trailer, or fifth wheel vehicle.
- e. Any pop-up camp/tent trailer or other similar recreation oriented portable or transportable facility or conveyance.
- f. Any other vehicle not defined above that is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Virginia.
- g. Any private, public school or church buses.

Red Rose Village Civic Association
March 9, 2006