



**FOUR SEASONS RECREATION ASSOCIATION**

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Notification of New Architectural  
Control, Covenants and Requirements (CCRs)

Dear Members of the Four Seasons Recreation Association,

We are pleased to inform you that the Board of Directors has recently reviewed and adopted new CCRs contained in this letter. These updated rules are designed to enhance the aesthetic appeal and overall harmony of our community. We value your cooperation in adhering to these new standards.

Effective Date

The new architectural control requirements will take effect on April 1, 2025. We ask all homeowners to review the detailed guidelines available on our community website and to submit any necessary approval requests as soon as possible to avoid delays.

We appreciate your attention to these important updates and your continued cooperation in maintaining the beauty and integrity of our community.

Violation and Enforcement

Failure to comply with these new requirements will result in enforcement actions, including fines and potential legal proceedings. The ACC will conduct regular inspections to ensure adherence to the rules.

If you would like to discuss these new CCRs in greater detail, please contact the office or come to a Four Seasons Recreation Association meeting held on the first Wednesday of every month.

*Sincerely,*

The Board of Directors  
Four Seasons Recreation Association

# **New Architectural Control Requirements for the ‘Original’ Section of Four Seasons (Section 1 and section 2, (Four Seasons), comprised of lots 1-136, and 354-385)**

## **Landscaping and Green Spaces**

### **Landscaping Requirements:**

- All vegetable garden plots shall be in the rear yard, unless located in a fenced side yard, in which case the height of any plant shall not exceed the height of the fence.
- No landscaping plan or arrangement on any lot shall significantly alter or modify the grading and drainage patterns established by the subdivision developer. Except for flower gardens, garden plots, shrubs and trees, all open lot areas shall be maintained as yard lawns.
- Any lawn area shall be regularly mowed such that grass plants shall not exceed six (6) inches in height from the ground.
- All trees, hedges and shrubbery shall be periodically hedged, pruned, or trimmed, as needed, such that they do not intrude into neighboring lots or common area. Homeowners are urged to consider their neighbors’ view when landscaping and the size and maturity of trees and plants are being considered.
- No tree, hedge or shrubs shall be planted, or allowed to grow, such that it becomes an obstruction to any sight line for vehicular traffic and thereby presenting a safety hazard.

(Classified as a Continuing Violation – \$10/day)

## **Swing Sets/Large Playground Equipment**

Any swing set or large playground equipment should be located in the rear yard of the house and not exceeding the height of 7 feet.

(Classified as a Continuing Violation – \$10/day)

## **Junk or Disable Vehicles**

Junk vehicles or those in disrepair/inoperable, recreational vehicles, house or utility trailers, or commercial industrial vehicles, such as but not limited to, moving vans, trucks, tractors, trailers, vans, wreckers, hearses, buses, boats, boating equipment, travel trailers or camping equipment are prohibited from being regularly or habitually parked in any driveways or in yards where they are visible from the street. Vehicles, which are allowed to be parked on public streets or driveways, shall be properly registered and deemed to be otherwise “street legal” by the Town, County, or Commonwealth.

(Classified as a Continuing Violation – \$10/day)

## **Accumulation of Material**

No Resident shall allow or permit all or any portion of such lot to be used for the accumulation, dumping, disposal, or storage of litter, trash, refuse, or building materials, except for building materials to be used in, and reasonably necessary for, the construction of an approved architectural improvement or alteration of a structure located upon such lot and may not exceed a reasonable time period. (Classified as a Continuing Violation – \$10/day)

# **Summary of New Architectural Control Requirements for the ‘Original’ Section and Autumn Glen (lots #SF137-143, 144A-148A, 149-185, 186A-193A, 195A, 196A, 201A-204A, 206A, 207A, 208-209, 210A-212A, 213-293, 294A297A, 298-304, 305A, 306A, 307-320, 321-353, 386-392)**

## **Home Based Business (HBB)**

Four Seasons supports the use of homes for business purposes if the operation of the business does not impact on the aesthetics and integrity of the community and abides by all existing CCRs. However, FSRA ACC has additional requirements for any resident operating a business in Four Seasons:

- a) Only one vehicle designated as a HBB vehicle can be parked in the homeowner’s driveway (subject to the restrictions for commercial vehicles as defined in section 7 of the FSRA Architectural Control Covenants (ACC)). Parking of home-based business vehicles on public streets must follow the Town of Herndon commercial vehicles regulations. This restriction applies to driveways or areas of the home visible from the street.
- b) HBB hours of operation must be between 8:00 AM and 8:00 PM if the business does work outside of the walls of the home, i.e. loading and unloading products, coming and going of vehicles (e.g. Delivery Services), production of a product, or any activity that might disrupt traffic flow, parking or noise Town of Herndon restrictions. The hours of operation restriction do not apply to business totally within the home and that does not impede traffic flow, parking or noise requirements.
- c) HBB must maintain the appearance of their home in accordance with FSRA ACC; excessive trash/debris related to the operation of the business and storage of products or materials for operation of the business is not permitted.
- d) Copy of the Town of Herndon Zoning Permit must be on file in the FSRA Office
- e) Copy of the annual renewal of their Business Professional Occupancy License filed each year with the town must be on file in the FSRA Office.
- f) Four Seasons will enforce all restrictions and requirements as defined by the Town of Herndon on the type and operation of businesses in a residential area. E.g. – HBB auto repair services are not permitted by the Town of Herndon and therefore prohibited in Four Seasons.

Each subsection (a through f) above will be considered a recurring violation and subject to the \$10/day charge until resolved after a 30-day notice is provided; residents will be allowed 30 calendar days to remedy the violation prior to any charge being added to their account. If after 30 days and not resolution, the resident will be charged \$10/day for each subsection as outlined above until resolved.

## **Parking on Unpaved Surface**

Parking totally or partially on unpaved surfaces of the home’s property is prohibited. Gravel and paving stones are considered unpaved surfaces; surfaces must either be concrete or asphalt.

Violation is classified as a recurring event and subject to a \$10/day charge after a 30-day notification period has elapsed. Homeowners will be notified prior to any charge and given enough time to rectify the situation; at least 30 days.

## **Reserving Parking Spaces**

Placing a marker in the street to reserve parking spaces is prohibited.

Violation is classified as a recurring event and subject to a \$10/day charge after a 30-day notification period has elapsed. Homeowners will be notified prior to any charge and given enough time to rectify the situation; at least 30 days.