WHEREAS, the Board of Directors is responsible for the administration and operation of the Reston Association (“RA”) consistent with the amended provisions of the Reston Documents; and

WHEREAS, Section III.2(e) of the First Amendment to the Deed of Amendment to the Deeds of Dedication of Reston (“Amended Reston Deed”) delineates that it is a purpose of the Association to do any and all lawful things and acts that it, in its discretion, may deem to be for the benefit of the Property and the Owners and inhabitants thereof; and

WHEREAS, Section III.2(f) of the Amended Reston Deed delineates that it is a purpose of the Association to exercise the powers now or hereafter conferred by law on incorporated property owners associations including those powers specified in the Virginia Nonstock Corporation Act and the Property Owners’ Association Act (“POAA”), as may be necessary or desirable to accomplish the purposes of the Association; and

WHEREAS, Section III.5(e) of the Amended Reston Deed provides the Board of Directors with all powers necessary and appropriate for carrying out the purposes of the Association which are enabled by law or the Reston Documents; and

WHEREAS, it is an objective of Strategic Goal #1 in the 2012-2016 Strategic Plan to establish procedures that will ensure Reston Association’s interests are considered in redevelopment and revitalization of the community.

NOW, THEREFORE, BE IT RESOLVED, that the following procedures shall govern the process of providing input and comment on development/redevelopment projects in Reston.

A. Reston Development Review for RA Covenants Land zoned PRC.

1. Preliminary Developer Research:
   a. Developer consults with County Supervisor’s office and County Planning staff. A pre-application meeting with County staff is held.
   b. RA Staff (Senior Director of Parks, Recreation & Community Resources) obtains information on development proposals from various sources, such as the newsletter published by the Office of Hunter Mill District Supervisor, the Reston Planning & Zoning Committee (“Reston P&Z”), the Reston Association Design Review Board (“Reston DRB”) and/or use of the Fairfax County Land Development System (LDSnet) website.
   c. RA Staff works with the developer to determine if land disturbance authorization permits/access or other easements are needed on RA land.

2. Phase One Community Outreach by Developer Prior to Application Acceptance:
   a. The developer presents an "information only" initial development plan during a Reston Planning & Zoning Committee meeting. Reston DRB, RA staff and other community partners are invited to
participate in the established community input forum that occurs parallel with County staff review and prior to the formal public hearing before the Planning Commission.

b. The developer begins the formal Reston DRB review process.

3. The developer compiles and files their application with the County staff who are tasked with performing an objective analysis of the proposal in accordance with policies and regulations adopted by the Board of Supervisors. (In practice this step may occur prior to or after Step #2. However, the developer is encouraged to do this after step #2.) When all Zoning Ordinance submission requirements are met, the application is accepted and distributed to various review agencies for evaluation. A “County Staff Coordinator” is assigned to the Application. The County Staff Coordinator is responsible for leading the County staff review team, coordinating the County staff comments, negotiating issues and their resolution with the Applicant, preparing the County staff report on the application, and presenting the County staff position at the public hearings.

4. Phase Two Community Outreach by Developer Following Application Acceptance:
   a. The Developer distributes “accepted” application materials to the Reston P&Z, the Reston DRB and RA staff.
   b. RA staff to assemble comments from within its organization and provide its “Development Plan Comment Document” concurrently to the developer, to the Reston P&Z, and to the Reston DRB prior to the developer presentations noted in 5a and 5b below.

5. The Developer Schedules Community Presentations:
   a. Developer presents its current proposal to Reston P&Z for review and/or approval.
   b. Developer presents its current proposal to Reston DRB for review and/or approval.
   c. RA staff to share its comments through participation in the Reston P&Z and Reston DRB community input processes.

6. Revisions to the Application are submitted to the County, Reston P&Z, Reston DRB and RA staff by the developer.

7. About 45 to 60 days prior to the public hearing before the Fairfax County Planning Commission, the County agency comment memos are obtained by Reston P&Z, Reston DRB and RA staff.

8. Phase Three Community Outreach by Developer:
   a. The developer meets with Reston P&Z and Reston DRB, as needed. RA staff is encouraged to participate in any scheduled meetings.
   b. The developer seeks formal approval by the Reston DRB, as required by RA Deed covenant authority.
   c. RA Staff provides any RA comments not addressed in the development application to the developer, Reston Planning & Zoning Committee, and the Supervisor’s Office.
   d. The developer then seeks Reston Planning & Zoning Committee recommendation.

9. The County generally has a final submission deadline (6 weeks prior to Planning Commission Public Hearing) for revisions prior to the Planning Commission public hearing. The County staff report is generally published based on information received by this date.

10. Planning Commission public hearing notifications are sent to adjacent property owners by the developer.
11. Two weeks before the Planning Commission public hearing, County Planning Staff typically publish the County staff report including recommendations on the application.

12. The Planning Commission holds its public hearing and makes its recommendations for consideration by the Fairfax County Board of Supervisors. Reston DRB and RA will provide and offer testimony at the public hearing as necessary and appropriate.

13. The Board of Supervisors public hearing notifications are sent to adjacent property owners by the developer.

14. The Board of Supervisors holds a public hearing and either makes a decision on the application, or defers decision to another date. Reston DRB and RA will provide and offer testimony at the public hearing as necessary and appropriate.

B. Reston Development Review for land in Reston which is not located within the Reston Town Center Association (RTCA) boundary, and not RA covenanted

1. Preliminary Developer Research:
   a. Developer consults with County Supervisor’s office and County Planning staff. A pre-application meeting with County staff is held.
   b. RA Staff (Senior Director of Parks, Recreation & Community Resources) obtains or is alerted to information on development proposals from a variety of sources including but not limited to the newsletter published by the Office of Hunter Mill District Supervisor, the Reston Planning & Zoning Committee and/or use of the Fairfax County Land Development System (LDSnet) website.
   c. RA Staff works with the developer to determine if land disturbance authorization permits/access or other easements are needed on RA land.

2. Phase One Community Outreach by Developer Prior to Application Acceptance:
   a. The developer presents an initial development plan to Reston P&Z. Reston DRB, RA staff and other community partners are invited to participate in the established community input forum that occurs parallel with County staff review and prior to the formal public hearing before the Planning Commission.
   b. The developer is encouraged to provide a copy of its development plan to the Reston Association as a courtesy.

3. The developer compiles and files their application with the County staff that is tasked with performing an objective analysis of the proposal in accordance with policies and regulations adopted by the Board of Supervisors. (In practice this step may occur prior to or after Step #2. However, the developer is encouraged to do this after Step #2.) When all Zoning Ordinance submission requirements are met, the application is accepted and distributed to various review agencies for evaluation. A “County Staff Coordinator” is assigned to the Application. The County Staff Coordinator is responsible for leading the County staff review team, coordinating the County staff comments, negotiating issues and their resolution with the Applicant, preparing the County staff report on the application, and presenting the County staff position at the public hearings.

4. Phase Two Community Outreach Following Application Acceptance:
   a. The Developer distributes “accepted” application materials to the Reston P&Z and Reston Association as a courtesy.
b. RA staff to assemble comments from within its organization and provide its “Development Plan Comment Document” concurrently to the developer and to the Reston P&Z prior to the developer presentation noted in 5a below.

5. The Developer schedules its next presentation before the Reston P&Z.
   a. The developer presents its current proposal to the Reston P&Z, for review and/or approval.
   b. Reston DRB and RA staff to share its concerns through participation in the Reston P&Z community meeting.

6. Revisions to the Application are submitted to the County, Reston P&Z, Reston DRB (if applicable) and RA staff by the developer.

7. About 45 to 60 days prior to the public hearing before the Fairfax County Planning Commission, the available County agency comments are obtained by Reston P&Z and RA staff.

8. Phase Three Community Outreach by Developer:
   a. The developer presents before the Reston P&Z. Reston DRB and RA staff to provide comments through participation in any scheduled community meetings.
   b. Final Reston Planning & Zoning Committee action is taken on the application.

9. The County generally has a final submission deadline (6 weeks prior to Planning Commission Public Hearing) for revisions prior to the Planning Commission public hearing. The County staff report is generally published based on information received by this date.

10. Planning Commission public hearing notifications are sent to adjacent property owners by the developer.

11. Two weeks before the Planning Commission public hearing, County Planning Staff (typically) publish their County staff report including recommendations on the application.

12. The Planning Commission holds its public hearing and makes its recommendations for consideration by the Fairfax County Board of Supervisors. Reston DRB and RA will provide and offer testimony at the public hearing as necessary and appropriate.

13. The Board of Supervisors public hearing notifications are sent to adjacent property owners by the developer.

14. The Board of Supervisors holds a public hearing and either makes a decision on the application, or defers decision to another date. Reston DRB and RA will provide and offer testimony at the public hearing as necessary and appropriate.

**ATTEST:** This Resolution was adopted at a Regular Meeting of the Reston Association’s Board of Directors held on June 26, 2014.

[Signature]

Assistant Secretary
WHEREAS, the Board of Directors is responsible for the administration and operation of the Reston Association ("RA") consistent with the amended provisions of the Reston Documents; and

WHEREAS, Section III.2(e) of the First Amendment to the Deed of Amendment to the Deeds of Dedication of Reston ("Amended Reston Deed") delineates that it is a purpose of the Association to do any and all lawful things and acts that it, in its discretion, may deem to be for the benefit of the Property and the Owners and inhabitants thereof; and

WHEREAS, Section III.2(f) of the Amended Reston Deed delineates that it is a purpose of the Association to exercise the powers now or hereafter conferred by law on incorporated property owners associations including those powers specified in the Virginia Nonstock Corporation Act and the Property Owners’ Association Act ("POAA"), as may be necessary or desirable to accomplish the purposes of the Association; and

WHEREAS, Section III.5(e) of the Amended Reston Deed provides the Board of Directors with all powers necessary and appropriate for carrying out the purposes of the Association which are enabled by law or the Reston Documents; and

WHEREAS, Section IV.1 of the Amended Reston Deed delineates that the Association shall be responsible for the management and Upkeep of all of the Common Area;

WHEREAS, Section IV.2(h) of the Amended Reston Deed provides the Board of Directors the rights, on behalf of the Association, to enter into agreements, business arrangements, and business entities, including but not limited to partnerships, limited liability companies, and consortiums, for the purpose of purchasing and improving real property, including Common Area, for purposes intended for the use and benefit of the Association, including but not limited to the building of a commercial office to serve as the Association's headquarters and administrative offices;

WHEREAS, Section IV.4 of the Amended Reston Deed specifies that no Common Area may be subdivided, altered or modified except as provided in the Deed without the prior approval of the Design Review Board and, if required, by the Zoning Ordinances of Fairfax County;

WHEREAS, Section IV.10 of the Amended Reston Deed delineates the referendum requirements that must be followed for the Board of Directors to make a single capital addition, alteration, or improvement to the Common Area (other than for Upkeep), having an aggregate construction cost, exclusive of interest, in excess of three hundred sixty-nine thousand dollars;

WHEREAS, Section II.1 of the Bylaws of the Reston Association provides that it shall be a policy of the Association to foster the fullest usage of the lands and facilities managed by it and serve the leisure time needs of the Association residents by establishing and seeking actively to have established leisure time programs in the Association facilities and lands;

WHEREAS, the Board of Directors desires to institute a standard process for the Association to use when considering additions, alterations, and/or improvements to the Common Area.
NOW, THEREFORE, BE IT RESOLVED, that subject to any necessary Design Review Board approvals, the following levels of Board decision making and notice requirements shall govern the process of obtaining Member input and comment on development/redevelopment projects in Reston:

**Level 1:** Like for like improvements to Common Area facilities and/or required state/federal enhancements; i.e., addition of ADA accommodations, roof replacement, lake dredging, pathway recapping, bench and trash receptacle placement, etc.

a. **Board Action:** None beyond approval during budget development.

b. **Notice Requirements:** Notice of facilities improvements will be posted on the Association’s website, listed in RA News, sign boards will be posted at facilities, and when appropriate, direct mailings sent to impacted residences.

**Level 2:** Common Area change of use in whole or part, including additions or expansions, i.e.; addition of ballfield or tennis court lighting, major tot lot expansion, new amenity installations such as picnic pavilions, water features, bocce court, etc.

a. **Board Actions:**
   1. Cause staff to publish notice that facility addition/expansion is being considered, as delineated in “Notice Requirements” below.
   2. Cause staff to hold one or more Community Input meetings.
   3. May appoint a Working Group to assist staff with community input and concept plan development composed of one representative from each of the Association’s four (4) voting districts, three (3) members from the neighborhood immediately surrounding the Common Area under consideration; one representative from each of the Association’s Advisory Committee’s (no more than 7).
   4. Approve final concept plan(s), and if required, budget for said improvements (if not a previously budgeted item)
   5. Direct staff to submit Design Review Board Application(s).

b. **Notice Requirements:** Notice of Common Area facility additions/expansion will be posted on the Association’s website; listed in RA News, press releases will be sent to local news media; advertisements will be published in local news outlets; special e-mail notices will be sent to those Members registered through the Association’s e-notification system; sign boards will be posted at facilities; and when determined by the Board, direct mailings be sent to all or a portion of the Reston Association membership.

**Level 3:** Common Area additions, alterations, and/or improvements in excess of the Reston Deed maximum expense threshold, shall require a referendum vote of the Category A and B Members consistent with Section IV.10 of the Amended Reston Deed.

**ATTEST:** This resolution was adopted at a Regular Meeting of the Reston Association’s Board of Directors held on January 22, 2014.

____________________________________
Assistant Secretary
WHEREAS, the Board of Directors is responsible for the administration and operation of the Reston Association (“RA”) consistent with the amended provisions of the Reston Documents; and

WHEREAS, Section III.2(e) of the First Amendment to the Deed of Amendment to the Deeds of Dedication of Reston (“Amended Reston Deed”) delineates that it is a purpose of the Association to do any and all lawful things and acts that it, in its discretion, may deem to be for the benefit of the Property and the Owners and inhabitants thereof; and

WHEREAS, Section III.2(f) of the Amended Reston Deed delineates that it is a purpose of the Association to exercise the powers now or hereafter conferred by law on incorporated property owners associations including those powers specified in the Virginia Nonstock Corporation Act and the Property Owners’ Association Act (“POAA”), as may be necessary or desirable to accomplish the purposes of the Association; and

WHEREAS, Section III.3 of the Amended Reston Deed defines the Categories of Membership in RA; and

WHEREAS, Section III.5(e) of the Amended Reston Deed provides the Board of Directors with all powers necessary and appropriate for carrying out the purposes of the Association which are enabled by law or the Reston Documents; and

WHEREAS, Section II.2 of the Amended Reston Deed delineates the process by which the Association may submit any real estate to the provisions of the Deed and the jurisdiction of the Association, in accordance with certain conditions and procedures as set forth in the Deed;

WHEREAS, the Board of Directors desires to attract land owners and developers of property currently outside of the Association’s jurisdiction to become Members of the Reston Association.

NOW, THEREFORE, BE IT RESOLVED, that the following membership options shall be offered to prospective land owners and developers; whereby option 1 is required of each Addition to Property agreement made with Land Owners and Developers, while the remaining options are negotiable:

1. Project/development owner pays a lump sum (often pursuant to proffer) and/or other initiation fee.
2. Development may be subject to some or all of the provisions of the RA Deed through a Supplemental Declaration.
3. Owner will pay annual assessment per residential unit owned, as negotiated.
4. In the case of Rental Apartments, the Owner is considered a Category B Member – Multifamily Dwelling – with voting rights for Designated Director Election, Deed amendments, and Common Area Referenda; In the case of a Condominium, each Owner of a Unit is considered a Category A Member with specified voting rights pursuant to the RA Deed.
5. In the case of Rental Apartments where Owner pays an Annual Assessment per Apartment, Apartment Occupants could be considered Category C Members (Occupants) with right to run for the Board of Directors and vote in Board Elections.
6. For an annual fee, RA administers the development’s Design Guidelines under a separate architectural board of review.

7. For an annual fee, RA could agree to provide development owner with onsite common area maintenance/landscaping/snow-removal services and/or recreational programming.

ATTEST: This resolution was adopted at a Regular Meeting of the Reston Association’s Board of Directors held on September 24, 2015.

[Signature]

Assistant Secretary
WHEREAS, the Board of Directors is responsible for the administration and operation of the Reston Association ("RA") consistent with the amended provisions of the Reston Documents; and

WHEREAS, Section III.2(e) of the First Amendment to the Deed of Amendment to the Deeds of Dedication of Reston ("Amended Reston Deed") delineates that it is a purpose of the Association to do any and all lawful things and acts that it, in its discretion, may deem to be for the benefit of the Property and the Owners and inhabitants thereof; and

WHEREAS, Section III.2(f) of the Amended Reston Deed delineates that it is a purpose of the Association to exercise the powers now or hereafter conferred by law on incorporated property owners associations including those powers specified in the Virginia Nonstock Corporation Act and the Property Owners’ Association Act ("POAA"), as may be necessary or desirable to accomplish the purposes of the Association; and

WHEREAS, Section III.5(e) of the Amended Reston Deed provides the Board of Directors with all powers necessary and appropriate for carrying out the purposes of the Association which are enabled by law or the Reston Documents; and

WHEREAS, Section II.1 of the Bylaws of the Reston Association provides that it shall be a policy of the Association to foster the fullest usage of the lands and facilities managed by it and serve the leisure time needs of the Association residents by establishing and seeking actively to have established leisure time programs in the Association facilities and lands;

WHEREAS, since its inception, Reston has been a place designed to live, work, play and get involved, with an active lifestyle; and

WHEREAS, the original Reston Master Plan provided for a population not to exceed 78,000 persons; and

WHEREAS the original Reston Master Plan expressly provided an abundance of recreation and common area amenities for the planned population of seventy-eight thousand persons, in a number and amount sufficient to support an active lifestyle; and

WHEREAS, Section I.1(n) of the Amended Reston Deed defines Common Area as all real property and improvements thereon owned or leased by the Association for the common use and enjoyment of the Members; and

WHEREAS, these recreation and Common Area amenities are provided by Reston Association, and are in addition to County and regional park facilities; and

WHEREAS, these Reston Association Common Area facilities include trails, pools, tennis courts, playgrounds/tot lots, ball fields and multi-purpose courts; and

WHEREAS, the original Reston Master Plan did not allow any residential dwellings within the Dulles toll road corridor area, located along the Dulles toll road between Sunset Hills Road and Sunrise Valley Road; and,
WHEREAS, the current Reston Master Plan contemplates new transit-oriented residences along the Dulles Toll Road corridor, where previously none were contemplated.

NOW THEREFORE BE IT RESOLVED THAT, any zoning change from commercial to residential uses within this area will result in a diminution to the planned ratio of Reston Association common amenity facilities per person; and,

BE IT FURTHER RESOLVED THAT, Reston Association desires to maintain the planned balance and ratio between recreational Common Area facilities and the population they serve; and,

BE IT FURTHER RESOLVED THAT, Reston Association establishes a "no net loss" policy whereby each and every residential development within the Dulles Toll Road corridor will be requested to help maintain the balance and ratio of Reston Association Common Area facilities to population originally established by the Reston Master Developer.

ATTEST: This Resolution was adopted at a Regular Meeting of the Reston Association’s Board of Directors held on December 15, 2016.

[Signature]
Assistant Secretary
WHEREAS, the Board of Directors is responsible for the administration and operation of the Reston Association (“RA”) consistent with the amended provisions of the Reston Documents; and

WHEREAS, Section III.2(e) of the First Amendment to the Deed of Amendment to the Deeds of Dedication of Reston (“Amended Reston Deed”) delineates that it is a purpose of the Association to do any and all lawful things and acts that it, in its discretion, may deem to be for the benefit of the Property and the Owners and inhabitants thereof; and

WHEREAS, Section III.2(f) of the Amended Reston Deed delineates that it is a purpose of the Association to exercise the powers now or hereafter conferred by law on incorporated property owners associations including those powers specified in the Virginia Nonstock Corporation Act and the Property Owners’ Association Act (“POAA”), as may be necessary or desirable to accomplish the purposes of the Association; and

WHEREAS, Section III.5(e) of the Amended Reston Deed provides the Board of Directors with all powers necessary and appropriate for carrying out the purposes of the Association which are enabled by law or the Reston Documents; and

WHEREAS, Reston is an environmentally conscious, sustainable planned community; and,

WHEREAS, the Reston Master Plan “vision for Reston” states that a foundational characteristic of Reston has been a commitment to preserve natural areas and integrate open space throughout the community; and,

WHEREAS, the Reston Master Plan “vision for Reston” states that residential development should be guided by natural resource conservation, green buildings, and green neighborhood practices.

NOW THEREFORE LET IT BE RESOLVED THAT, the following County ordinance requirements and Reston Master Plan recommendations should not be waived or modified by Fairfax County when it reviews redevelopment applications within Reston, unless a compelling reasonable acceptable to Reston Association:

- Tree canopy requirements;
- Tree conservation requirements;
- Open space and natural area preservation recommendations of the Reston Master Plan; and,
- Landscaping and buffer requirements.

ATTEST: This Resolution was adopted at a Regular Meeting of the Reston Association’s Board of Directors held on December 15, 2016.
WHEREAS, the Board of Directors is responsible for the administration and operation of the Reston Association ("RA") consistent with the amended provisions of the Reston Documents; and,

WHEREAS, Section III.2(e) of the First Amendment to the Deed of Amendment to the Deeds of Dedication of Reston ("Amended Reston Deed") delineates that it is a purpose of the Association to do any and all lawful things and acts that it, in its discretion, may deem to be for the benefit of the Property and the Owners and inhabitants thereof; and,

WHEREAS, Section III.2(f) of the Amended Reston Deed delineates that it is a purpose of the Association to exercise the powers now or hereafter conferred by law on incorporated property owners associations including those powers specified in the Virginia Nonstock Corporation Act and the Property Owners’ Association Act ("POAA"), as may be necessary or desirable to accomplish the purposes of the Association; and,

WHEREAS, Section III.5(e) of the Amended Reston Deed provides the Board of Directors with all powers necessary and appropriate for carrying out the purposes of the Association which are enabled by law or the Reston Documents; and,

WHEREAS, since its inception in 1961, Reston has been a golf course community; and,

WHEREAS, the Hidden Creek and Reston National golf courses are an essential element of Reston because of their integration into Reston’s natural open space areas and because of the active recreational opportunities they provide.

NOW THEREFORE BE IT RESOLVED THAT Reston Association desires to continue to be a golf course community; and

BE IT FURTHER RESOLVED THAT Reston Association does not support any future “grid of streets” road connection between American Dream Way and Isaac Newton Square, because it will adversely impact the Hidden Creek golf course.

ATTEST: This Resolution was adopted at a Regular Meeting of the Reston Association’s Board of Directors held on December 15, 2016.

Assistant Secretary