

DISCUSSION ITEM

Covenants Enforcement – Most Common Violations

Most Common Covenants Violations – *updated 8.13.25*

This list was compiled by the Covenants Committee and Parkfairfax staff in response to the Board considering the idea of staff taking on a more active enforcement role, as opposed to solely relying on reports of violations from residents. While this is a list of the most common violations, the Committee understands that not all of these violations are best addressed by staff reporting offenders. Better communication to residents through the newsletter or materials provided to new residents, both renters and owners, at the time of move-in would be helpful as well.

1. Improper disposal of garbage:
 - Trash bags put out the night before
 - Bulk trash put out on days when there is no bulk trash pick-up
 - Yard waste left near sidewalk in expectation that Parkfairfax staff will remove it*
2. Cluttered common areas and front stoops – specifically empty pots, prohibited furniture, storage bins, trash cans, tools, lawn ornaments, bicycles, etc. (AR2 specifically prohibits various forms of clutter under IV. Design Guidelines, B.1.g, B.1.i, and B.2)
3. Front “patios”
4. Not filing Administrative Change Forms when making internal changes to units (removed walls, upgraded electrical panels, replaced windows, etc.), which creates problems when the unit is sold.
5. Parking Violations – One unit parking multiple vehicles in association-controlled parking areas, parking an inoperable vehicle on association-controlled parking areas, and leaving a vehicle in the same spot for months.
6. Inappropriate use of common area laundry rooms for storage of household items and furniture as well as bicycles with expired registrations.
7. Unit owners not providing tenant leases to the Management Office and/or using their unit as short-term rentals.
8. Violations of the 80% carpet/padding guidelines - an increased number of noise complaints are being made to the office, most of which stem from renters who are not aware of the rules.
9. Outdoor furniture, deck boxes, and grills on common areas on the far side of sidewalks from the unit.

* Several times a week, Parkfairfax staff drive around and pick up large limbs and other large yard waste items that residents have removed from common areas and placed on the curb. However, some residents put potted plants, plastic bags filled with yard waste and dirt, and other general trash among the limbs/branches. This looks unkept and needlessly creates work for staff both in terms of picking the things up and then sorting it down at the yard. In addition, staff does not pick up yard waste on a regular basis, so at times this waste sits on the grass for days, harming the turf. There are no written rules regarding the placement of yard waste on the curb that the Committee is aware of. If Parkfairfax is going to provide this service, it might be worthwhile to create rules for disposal that reduce labor for staff and create a regular schedule of pick-up or Parkfairfax should ask residents to cease putting yard waste on the curb.