Water Conservation Regulations for
Residential Properties
Minichiello Villa

These water conservation regulations are adopted by VMF2, LLC, a Virginia Limited Liability Company for the Minichiello Villa development, after approval by the James City Service Authority (JCSA). Use of any lot within the Minichiello Villa development for residential purposes, record of which occurs on or after the date of this agreement, shall be at all times subject to the following rules, as they may be amended from time to time.

1. Irrigation Systems.

(a) No irrigation wells for residential lots shall be allowed.
(b) Irrigation systems for common areas shall be limited to the turf and landscaped areas at the main entrance(s) of the development.
(c) Water for common area irrigation shall come from surface water and/or stormwater retention facilities on the property.
(d) If it is not feasible for irrigation water for the common areas to come from stormwater facilities, an irrigation well may be allowed. Only wells withdrawing water from either the Aquia Aquifer or Potomac Aquifers shall be allowed.
(e) Common area irrigation systems must include a rain sensor installed at the time of installation.
(f) Pre-existing vegetation should not be irrigated.
(g) Automatic overhead irrigation systems shall be allowed for turf only. Only pressure regulated heads with rain sensors shall be allowed to irrigate this turf.
(h) Installed automatic drip irrigation systems for landscaped beds and turf shall be allowed.
(i) An odd/even watering schedule shall be implemented allowing individual homeowners to irrigate on alternate days (odd address numbers may irrigate on Wednesday, Friday and Sunday (WFSu), and even address numbers may irrigate on Tuesday, Thursday and Saturday (TThSa).

2. Landscaping:

(a) All foundation plantings, whether on single-family lots, town home lots or common areas, shall be native, drought tolerant and/or site appropriate. Foundation plantings may be selected from the JCSA approved plant list. (Exhibit A)

3. Water Fixtures and Appliances:

(a) Builder shall offer energy efficient rated appliances as builder-installed options.

4. Water Efficient Landscaping for Residential Property:

(a) No more than thirty percent of a single-family lot area should be allowed turf irrigation.
(b) Wherever possible, existing trees and vegetation should be retained.
(c) Trees located in turf areas should be mulched.

5. Changes and Amendments:

(a) The HOA reserves the right to amend or change Water Conservation Rules from time to time with or without notice; provided however, JCSA must approve any change.
(b) Written notice of any changes shall be sent to all members of the HOA within ten (10) days of adoption and approval.

6. Enforcement:

(a) Water conservation rules shall be fully enforceable by the Board of Directors as provided for in the Association By-Laws. The HOA shall also provide a staff member (Covenants Administrator) that shall perform annual inspections to assure compliance.
(b) From time to time JCSA and James City County may adopt generally applicable water conservation rules. The HOA shall incorporate those rules and regulations and the rules shall be fully enforceable by the HOA as well as the JCSA and the County.

WITNESS the following signature and seal:

VMF2, LLC
a Virginia Limited Liability Company

By: _____
Vittorio Minichiello

_____ _____
Manager Date

Approved:

_____ 10-17-05
Larry M. Foster, General Manager Date
James City Service Authority