

Hillandale Homeowners Association

Orientation for Hillandale Residents

We are delighted that you have chosen to live in Hillandale. We hope you are enjoying the beauty and amenities of our community. We welcome your participation in community affairs, including the many volunteer committees. If you have any questions, please do not hesitate to contact Hernando Herrera, our property manager, by calling 202-342-0130 or emailing hherrera@hillandalehoa.com.

This orientation is intended to help everyone understand the expectations of all good neighbors within our community, and it highlights a few of topics addressed by the Hillandale Covenants, By-Laws and Homeowner's Manual, all of which establish binding obligations for all owners and residents, including tenants who are also bound to comply with the terms of their lease. Please do take the time to read these documents carefully because they address additional important topics, and let us know if you have any questions. It is our hope that all residents will treat each other the way they wish to be treated, in which case the rules that govern our community would never need to be mentioned.

I. Keeping Our Community Attractive and Safe

- a. Please place your trash containers and recycling bins in the street after dusk each Monday and Thursday evening since trash collection occurs on Tuesday and Friday mornings. At all other times, please keep trash containers hidden, and do not leave rubbish on the street in plastic bags; only metal or plastic containers prevent animals from scattering trash everywhere.
- b. Please do not leave toys, garden supplies, machinery, equipment, furniture, trash receptacles, paving bricks, garden umbrellas or barbecues in view of common areas or the street.
- c. Firewood may be stored outside so long as it is orderly stacked inside your fence or under a garage overhang.
- d. Please do not allow standing water to collect on the ground, in buckets, in water features, or anywhere else so that we can reduce the breeding grounds for mosquitos.

II. Being Mindful of Loud Noise

- a. Please avoid making loud noises, which should not be heard outside your household, or in your front or back yards, between the hours of 10 pm and 7 am. Please be aware that this noise curfew is mandated by DC law and the regulations of Hillandale.
- b. At all times, Hillandale residents must ensure that any audio equipment, musical instruments and noise-generating appliances (including leaf blowers and lawn mowers) are used in a reasonable manner in terms of volume levels and time (*e.g.*, no leaf blowing on Sunday). Please contact the office regarding time limits for contractor noise on each day of the week.
- c. If asked by a neighbor to stop making loud noise, please reply in a polite manner and seek to comply with your neighbor's request. Likewise, please be as tolerant as possible of your neighbors who, in your opinion, are making too much noise, and be as polite as possible if you choose to ask the neighbor to reduce the level of noise they are making.

III. Parking

- a. Each house is entitled to have only the number of vehicles that can be parked in the garage and the house's driveway.
- b. Parking for non-residents while they are not visiting a resident (*e.g.*, daytime parking for people while they work or attend classes outside of Hillandale) and storage of vehicles in common areas (*e.g.*, on the streets) is not permitted. Cars should never be parked in common areas unless someone at Hillandale has a key to the car and the authority to move it in case of emergency.

- c. Vehicles should be kept in driveways and garages. Parking is limited, and street parking is intended for guests. Resident and guest vehicles may not park in unauthorized locations.
- d. Do not block any driveways or park directly behind (across from) driveway curb cuts.
- e. Parking is prohibited in the circles on Highwood Court, Parkglen Court, Chancery Court and in front of the gates between Highwood Court circle and the 39th street gate. Vehicles parked in these places sometimes block access for fire, ambulance, utility, and delivery trucks.
- f. Parking is prohibited within ten feet of (i) fire hydrants, (ii) intersections, (iii) stop signs and (iv) pedestrian crosswalks, and within five feet of mailboxes. (Vehicles in violation may be ticketed and towed by Metropolitan Police without notice.)
- g. In Georgetown Court, only residents with the required parking permit may park one car on the streets and in the designated spaces around the pond, but only if the resident is already using his or her own driveway (if large enough to accommodate a car). All other cars must be parked on Hillandale Drive, or they may be ticketed or towed.
- h. In Highwood Court, only residents with the required parking permit may park on the street, but only if the resident is already using his or her own driveway. Cars parked in violation of this requirement may be ticketed or towed.

Hillandale management is required to contact property owners about any violations or problems, including disruptive or inconsiderate behavior by tenants and guests. When the persons involved are affiliated with Georgetown University, management may notify the Vice President of Community Engagement, who enforces the Code of Conduct. Of course, we hope that each resident will seek to be a good neighbor so that Hillandale management never needs to address poor behavior. We appreciate your efforts to be a good neighbor and live harmoniously within our community.

Thank you.

As an owner or tenant, I have received and read, and I understand, Hillandale’s Covenants, By-Laws, and the Homeowners’ Manual, and I will also strive to be a good neighbor as a constructive member of the community.

Property Address: _____

_____ (Owner signature) _____ (Print name) _____ (Date)

_____ (Owner signature) _____ (Print name) _____ (Date)

_____ (Tenant signature) _____ (Print name) _____ (Date)

_____ (Tenant signature) _____ (Print name) _____ (Date)

_____ (Tenant signature) _____ (Print name) _____ (Date)

_____ (Tenant signature) _____ (Print name) _____ (Date)

Please return this signed orientation (hardcopy or by email) to the management office at Hillside.