September 1, 2026

Dear Springs at Osceola Owners,

Important community updates, new community standard violations fines, updated and revised standards, and other important information is below:

- ***Please refrain*** from parking on the street, as it can be a safety issue.

- There is a **Virginia State Law** regarding electric scooter and e-bike usage. https://aridejunkie.com/electric-scooter-laws-by-state/electric-scooter-laws-virginia/

The following chart outlines the various revisions that have been made to the Springs at Osceola Design and Community Standards. The new fine system is effective as of October 1st, 2026.

4.2.2 WOOD PILES	Every effort must be made to obscure to visibility of the wood pile from the front of the home and/or road. Wood piles may be no closer than 10' from any side property line.	
4.2.3 TEMPORARY MATERIALS STORAGE	A 30-day warning will be issued in cases of non-compliance.	**Continued violations will result in a $50 fine and $10 per day after (up to 90 days) until brought into compliance.**
4.1.1 PROPERTY & LAWN CARE (Occupied Lots)	Owners are responsible for the seeding and watering of lawns to create a well-manicured and full lawn and to address dead areas.	**Violations will result in an immediate $50 fine to the owner, and $10 per day after (up to 90 days), until brought into compliance.**
4.1.1 PROPERTY & LAWN CARE (Vacant Lots)	All vacant lots must be maintained and mowed during the week of the 1st and the week of the 15th of every month from April through November. ****Effective as of April 1st, 2027****	**If the lot is not mowed by the end of the time period, the HOA will send landscapers out to mow at the owner's expense.**

4.1.1 PROPERTY MAINTENANCE-TRASH	Trash cans should all be kept either inside the garage or inside an enclosure so they cannot be seen from the street.	**A warning will be issued in cases of non-compliance. Continued violations will result in a $50 fine and $10 per day after (up to 90 days), if the violation persists.**
4.2.1 VEHICLES	A trailer or RV must not be outside of the garage for more than 2 days in a month.	**Vehicle violations lasting more than the permitted 2 days/month will result in a $50 fine, and a fine of $10 per day (up to 90 days) as long as the violation persists.**
2.4.1 LANDSCAPING GENERAL REQUIREMENTS	It is the expectation of the association that all lots be landscaped within 6 months of the completion of the home.	**In cases of non-compliance, a warning will be issued, and violations will result in a $50 initial fine, and a fine of $10 per day (up to 90 days) until the landscaping is completed.**

The HOA reserves the right to take legal action for violators who exceed the 90-day period.

These updated Design & Community Standards 2026 (revised August 14, 2026) have been added to the Springs at Osceola page on the Rocktown Realty website for your reference.

Please do not hesitate to reach out to us with any questions or concerns.

Thank you,

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