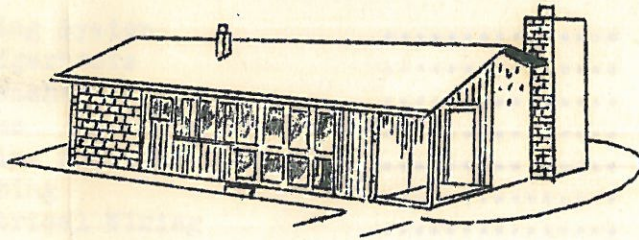


Now that you are
living in

*Hollin
Hills.....!*



Hollin Hills, Inc.
Ft Hunt Road Alexandria, Va.
~~Overlook 3419~~

50 5-5200

- NOW THAT YOU ARE LIVING IN HOLLIN HILLS -

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NOW THAT YOU ARE LIVING IN HOLLIN HILLS

We wish you much happiness in your home!

Hollin Hills is a unique community, as you know. It has received an award as the best subdivision in the United States by the Southwest Research Institute for 1950 and two homes received top regional awards by Parents Magazine. It is not a speculative development, and the type and character of the residents in it differ accordingly. You, like all the others who are now living here or who will move in later, have been attracted by a new type of architecture -- new and different -- far ahead of conventional design. You have also been attracted by the fact that Hollin Hills promises a life of friendly cooperation among neighbors who appreciate the combination of semi-rural privacy and pleasant community services which it offers.

This memorandum has been prepared for you as a brief guide to your new community and to your home. We hope you will find this information useful and that you will follow its suggestions so that both house and neighborhood will always retain the qualities of good living that they are starting with.

First, as to the house. We realize that no dwelling ever constructed was perfect. Yours, like all others, is only as good as the workmanship and supervision that went into it and the types of materials which were available at the time it was built. You may be sure that we have made every effort to make it as satisfactory as possible in all respects.

A house as well-built as yours will remain attractive and livable for many years, provided it is kept in good condition. We believe that Hollin Hills people are of a type that will continue to maintain the appearance and structure of their homes long past the time that would be true of those who live in speculative subdivisions.

House Maintenance and Repair

Hollin Hills, Inc. is responsible for seeing that your house is completed in a reasonably workmanlike manner. If, upon moving into the home, you find some appliance that is not functioning properly, or some item of work which is incomplete, please get in touch with the construction superintendent, Mr. McCalley, at his office in the construction shed area. Written complaints about such items may be placed in a box marked for the purpose which you will find at his office. At the earliest possible time we will take care of the matters that need correction. Of course, if an emergency situation develops, get in touch with us at our main office and we will take care of your problem as quickly as possible.

It is understood, we hope that our responsibility for repairing or re-doing work is limited only to things which actually were unfinished at the time you moved in, or to construction defects which appear in the structure of the house during the first year of occupancy. We cannot be expected to perform maintenance work necessitated by the fact that you are actually living in the house.

Garbage and Trash Removal

Arrangements have been made by the Hollin Hills Community Association for garbage and trash to be picked up by a trucker twice a week. For this service you will be billed quarterly by the Community Association.

Sewerage

Fairfax County operates a sewer pumping station at Hollin Hills and you will be billed by the County at the rate of \$2.25 per month, unless otherwise notified.

Fairfax County is responsible only for maintaining the sewer lines in the street. Should a stoppage occur in connection with the line between your house and the street, its correction will be your responsibility. Under normal circumstances, of course, no such trouble ever should occur, since the house line is more than adequate to take care of the normal volume of sewage.

Utilities

In the event of any trouble with the actual supply of any of the utilities in your house, such as electricity or gas, you should call the supplier of the utility, not Hollin Hills.

In connection with your gas appliances, please remember that the gas company will give you free service, and will adjust any appliance that needs it. It will be advisable for you to call them after you have moved into the house and have them send a man out to check the adjustments on the appliances if they seem not to be working properly.

Utility Telephone Numbers are --

Water	Fairfax Hydraulic Water Co.	Ov. 1317
Electricity	Va. Electric & Power Co.	Ov. 0900
Gas	Rosslyn Gas Company	JA 2-8000
Telephone	Chesapeake & Potomac Tel. Co.	Te. 9900
Sewer	Fairfax County	Cr. 354

Heating System

Your heating system is guaranteed for one year to maintain your house at 70° Fahrenheit when it is zero outside. If any problems arise in connection with the installation or physical operation of the system, call at the office for the name of your heating contractor. Don't forget, particularly if you have been living in an apartment, that the heating of a house with warm air is an entirely different proposition from living in a steam or hot water heated apartment. Often apartments are maintained at an exceptionally high temperature.

It is important to clean the furnace filters several times during the heating season and to replace the filters once a year.

Refrigerators

Refrigerators are guaranteed against defective parts and workmanship for five years. For service call -

- | | | |
|---------|----------------------------|------------|
| Admiral | -- Mid-Atlantic Appliances | La. 6-5500 |
| G. E. | -- General Electric Supply | Hu. 6800 |
| Norge | | La. 6-9100 |

Problems concerning other makes should be taken up directly with the distributor from whom the box was obtained. If we furnished the appliance, we can give you the name and address of the distributor.

Dishwasher & Disposals

Service for Youngstown Electric Sinks and Disposals may be had by calling ~~9936~~ 9936. For G. E. Sinks and Disposals, the number is Hu. 6800.

Stoves LA-6 3300

Should your stove appear to be defective (but not if the problem is the gas supply) call the distributor. For Magic Chef service call Barber & Ross, Decatur 0501; for Norge Service call La. 6-9100. For other makes, call us for the name of the distributor, unless you furnished your own.

Washers

Service calls for Bendix washers and dryers should be mad to Mid-Atlantic Appliances, La. 6-5500. For Westinghouse service call Na. 1031; for Whirlpool Washers, call Fr. 9936.

Plumbing

If there is a defect in the plumbing which is obviously the fault of the plumber, call C. B. Harris Company, Te. 6000. No charge will be incurred for correcting such defects. However, if you want additional

TE-6-6000

or supplementary work done, Mr. Harris will charge standard rates for doing it. We can recommend Mr. Harris since he is familiar with the plumbing system in your house. He is not, however, responsible for stoppages in the plumbing system unless they are proved to have been caused by defects in the original installation. However, he will attempt to correct any troubles that may arise in the course of your first few months' occupancy of the house.

Electrical Wiring

E 4-2880
In the event that there is a defect in the wiring or in the fixtures which were supplied as a part of the original electrical installation, call Mr. Marion Dean, ~~Albany 36~~. The same condition as regards new work applies in this instance as it does the plumbing; any additional wiring or outlets will be billed by Mr. Dean at his usual rates. His familiarity with the wiring of your house makes him particularly suitable for doing any such new work that you might desire.

Roof

JE 2-0990
Your roof has been applied by the Oxford Roofing Company, Falls Church, Va. and is of the best materials. It should have a trouble free duration of ten years. Occasionally, a small amount of gravel may be dislodged by heavy wind or branches scraping it. This need cause no concern. The gutters should be checked frequently -- at least once a month during seasons when leaves and debris are apt to collect -- so that the gutters will not choke up and overflow.

Paint

Your house is painted with two coats of the best grade interior flat paint. Only two coats are used because of economy. This is standard practice in a house in Hollin Hills price class. Three coats would be superior and eliminate minor flaws but we feel that during the first year it is not advisable to go to the additional expense. Deep colors while more attractive, do show up minor defects. This is inherent in the pigments in dark paint. If you wish to retouch wall areas or paint furniture in Hollin Hills colors, paint is available for sale at Hollin Hills office.

Maintaining Your Lawn and Landscaping Grounds

Hollin Hills has graded, fertilized and seeded your lawn areas, also cleaned off your lot adjacent to your house. In almost every instance the area of the lot so graded and seeded exceeds by far the minimum amount called for in your contract. Our reason for doing this has been to establish an initial standard of appearance in Hollin Hills as a

whole. We feel that this extra landscape work on our part should provide our residents with a real incentive to take over from there and continue improvement of their grounds in accordance with their own tastes, plus the help they have received through the excellent landscaping program provided by Mr. Voigt, the landscape architect. He may be employed on an hourly fee basis if you wish additional advice on your landscaping work. - W1256

Laundry Problems

There is no doubt that the problem of finding a place to hang clothes to dry, which will not result in an eyesore to neighbors and visitors is a serious one for many Hollin Hills residents. Landscaping plans from Mr. Voigt have adequately protected drying yards in the plans, but even they will not be effective until plantings, trellises, etc. are in place.

In order to keep this problem at a minimum, we would like to suggest that you work out a place for hanging clothes to dry which will not be right under the nose of your next-door neighbor or of visitors driving up Hollin Hills roads. Often the best solution is to place the drying area against the blank wall which faces away from the street, even though it may be the wall adjacent to the living room. A trellis or some bushes can easily conceal the clothing from the living room windows, if correctly placed.

Park Areas

Hollin Hills has provided the initial clearing and cleaning work on the various park areas in the community. A charge will be collected by the Community Association from each owner for maintaining the park areas. Such items as park landscaping, maintenance of the sides of the roads, and keeping the well site cleared will come under its jurisdiction.

Community Association

The Hollin Hills Community Association is composed of residents of Hollin Hills on a voluntary basis. It is your privilege as a home owner to belong to this Association. Its functions are to maintain park areas, to contract for garbage and trash collection; to develop and operate such recreational facilities as the community desires, such as children's playgrounds; to lease or own and operate property for community purposes such as nursery schools or other educational or community undertakings; to maintain streets until they are accepted by the county for public maintenance; to recommend approval or disapproval of new structures or additions to existing ones, subject to the covenants governing Hollin Hills property; and to provide such rules and regulations for the operation of the community as the membership may desire, subject also to the limitations imposed by the covenants.

New Structures or House Additions

The covenants governing Hollin Hills properties provide that no additional structures and no alterations to your house can be undertaken by you without approval of the plans. This initial approval of any proposed building or alteration will be handled by a committee established by the Community association, which will make recommendations to the Committee on Structures set up in the covenants. The County Zoning Administration's regulations must also be observed. It is important that you remember these requirements so as to avoid what might be serious and costly difficulties should you proceed without the necessary approvals.

Covenants and Zoning Restrictions

A copy of the covenants which go with the title to your lot is attached to this document for your information. Data on the zoning restrictions applying to this area may be obtained from the Fairfax Zoning Administration, CRESCENT 272, or from the Hollin Hills office.

In conclusion, may we wish you a pleasant and trouble-free life in Hollin Hills. We have done what we could to make it a desirable community, and we know that you and your neighbors will continue the good work.

HOLLIN HILLS

Robert C. Davenport

EXCERPTS OF COVENANTS - HOLLIN HILLS

We have assembled below those provisions of the restrictive covenants which are of importance to residents of Hollin Hills. This is not a full copy of the covenants.

1. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling and a private garage for not more than two cars, and other structures incidental to residential use.
2. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to the location of the building with respect to topography, and finished ground elevation, by a committee composed of Morris Rodman, Samuel J. Rodman, and Robert C. Davenport, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event such committee, or its designated representatives fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to completion thereof, such approval will not be required and this covenant shall be deemed fully complied with. The powers and duties of such committee, and of its designated representatives, shall cease on and after July 1, 1955. Thereafter the approval described in this covenant shall not be required, unless prior to said date, and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots of this sub-division, and duly recorded, appointing a representative or representatives, who shall thereafter exercise the said powers previously exercised by said Committee.
3. No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 60 feet or more from the front lot line, shall be located nearer than five feet to any side lot line.
4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. An easement is reserved over the rear and side five feet of each lot for utility installation and maintenance.