

OVERVIEW

Common Areas

The HAMLETS community has (2) Common Areas referred to as Common Area A (Vanore Place) and Common Area B (Cabin Ridge Court); refer to Community Plat. These common areas are available to each homeowner within the community with regards to both enjoyment and pride of ownership. No alteration of the Common Areas is permitted without the approval of the Association's Board of Directors. Within each of the Common Areas there is a fenced Prince William County Storm Water Management containment area, The fencing and drainage infrastructure is maintained by Prince William County. The Storm Water Management Containment areas are identified as Vanore Place (#170) and Cabin Ridge Court (#171).

Maintenance of Common Areas

The HAMLETS Homeowners Association Common Areas are maintained by a contracted vendor with Board of Director(s) oversight.

Common Areas vs. Wooded Homeowner Lots

The HAMLETS community is additionally subdivided into 47 residential Lots; refer to Community Plat. Many of the residential Lots within the community have wooded backyards which also include the flowing stream through the community. **These wooded areas are private property and NOT Common Areas. Additionally, note that wooded areas behind the cul-de-sac Lots on Cabin Ridge Court and Vanore Place are part of private Lots that extend 200 to 300 hundred feet into the woods.**

Prince William County Service Authority Pump Station

The HAMLETS has a Prince William County Service Authority (PWCSA) Pump Station located within the community. The Pump Station is located on private property of Lots (#20 & #21) per County easement. **This property is NOT part of any Association Common Area; it is an easement on private property.**

Common Area, Property, and Board of Directors Insurance

The HAMLETS Homeowner's Association maintains insurance coverage's on the Association's (2) Common Area(s), the Directors & Officers, and the brick entrance monuments.