

The Applicant will establish a Homeowners Association (“HOA”), which will include the 37 proposed residential units as well as 2 existing single-family homes on Lingan Road. Through the Homeowners Association, the Applicant will control certain aspects of how the property is used. Specifically, the HOA will restrict the following:

- All cars, owned by residents or third parties, shall be subject to being towed if they are parked in any of the vehicular right-of-ways;
- Residents will be prohibited from renting out garage space to third parties;
- Residents will be prohibited from improving any portion of their property that is located within the wetlands areas as delineated by the U.S. Army Corps of Engineers, including the erection of fences and non-approved landscaping;
- All of the new 37 townhouses will be subjected to the following:
 - (1) No signs may be displayed on any home or lot;
 - (2) All exterior changes to the townhomes shall be subject to an Architectural Review Committee established by the HOA;
 - (3) No townhome may be used for commercial purpose except as a home occupation as permitted by the District of Columbia Zoning Regulations.
- Certain spaces will be designated as common spaces. These spaces include the triangular park in the center of Canal Parc, the rain garden along the western edge of Canal Parc, and the land to the rear of Buildings 3 and 4 in order to protect the wetlands. No improvements, except those approved as part of the PUD, shall be permitted.