



WESTFIELDS
THE INTERNATIONAL CORPORATE CENTER AT DULLES

Declaration of Protective Covenants and Restrictions

JANUARY 30, 1986 – REVISED SEPTEMBER 30, 2004

SIGNAGE SECTION ONLY

Westfields Business Owners Association
c/o The Keech Company, LC
P.O. Box 222005
Chantilly, VA 20153

Or (Parcel Delivery)
The Keech Company, LC
9735 Hidden Valley Rd
Vienna, VA 22181

approval of the *Board*, which approval shall not be unreasonably withheld where removal of such trees is required in connection with the location of the *Building* or paved area. Reasonable care shall be exercised to preserve trees and assure that they remain healthy. The provisions of this Section 3.08 C. shall not apply to the portion of the *Property* described in Schedule C.

3.09. EASEMENT FOR LANDSCAPING AND RELATED PURPOSES; COVENANT TO DEDICATE FOR STREET WIDENING.

A. **Easement Abutting Public Streets.** There shall be and is hereby reserved to *Declarant* a perpetual and nonexclusive easement over all *Lots* or *Sites*, or any *Common Area*, for the following distances behind any *Lot* or parcel line which abuts an interior public street for the purpose of erecting and maintaining street intersection signs, directional signs, temporary promotional signs, lawns, shrubbery, lighting, entrance features and/or "theme areas," lights, stone, wood or masonry wall features and/or related landscaping:

Interior Street Street Classification	Easement Depth	
	With Walkway	Without Walkway
Arterial parkway (as shown on Exhibit 1)	55 ft.	45 ft.
Collector	40 ft.	30 ft.
Local	15 ft.	15 ft.

The approximate location of the arterial parkways planned for Westfields, The Corporate Center at Dulles is shown on the transportation plan attached as Exhibit 1, however, the location of the arterial parkways may be revised from time to time by *Declarant*. For the purposes of this paragraph A, interior streets shall include all streets within the *Property* except the existing exterior or peripheral streets known as Sully Road (Rt. 28), Poplar Tree Road (Rt. 662), Walney Road (Rt. 657), Braddock Road (Rt. 620), Lee Road (Rt. 661) ("Exterior Streets"). No easements for landscaping are reserved along Exterior Streets unless specifically reserved in deeds of portions of the *Property* abutting said Exterior Streets. Additional easement rights and areas for landscaping and related purposes as described herein may also be shown on plats of street dedication and/or subdivision of portions of the *Property*, and may be reserved in deeds, which may incorporate the provisions of this Section 3.09 by reference. With respect to the portion of the *Property* described in Schedule C, the easement rights and area subject to this paragraph A of Section 3.09 shall be set forth in the deed to AML from *Declarant*.

B. Covenant to Dedicate from Street Widening.

In the event that the Virginia Department of Highways and Transportation ("VDH&T") and/or The Board of Supervisors of Fairfax County, Virginia ("County") determines that a portion of any easement area reserved in Paragraph A of this Section 3.09 is required to widen an arterial parkway or a collector street within five hundred (500) feet of an intersection with an arterial parkway, as a part of a street improvement

project, all *Owners* and *Mortgagees* having an interest in said easement areas shall dedicate for public street purposes such portion of said easement areas, up to fifteen feet in depth from the public street, free of charge. Said easement areas shall be dedicated to public use promptly upon receipt by the *Owners* and *Mortgagees* of a written request for such dedication from VDH&T or The County stating that the land is needed to widen the public street and that the street improvement project has been funded. The *Owners* and *Mortgagees* shall also cause the trustees under deeds of trust, lessees and other *Persons* to whom they have granted an interest in said easement area to join in the street dedication free of charge. However, no provision of this Section 3.09 B. is intended to create any obligation on the part of the dedicating *Owners* or *Mortgagees* to construct or pay for the construction of any such street widening.

3.10 **EXTERIOR LIGHTING.** All exterior lighting shall be designed, erected, altered and maintained in accordance with the final drawings and specifications as approved by the *Board*. Lighting shall be compatible and harmonious throughout the entire *Property* and shall be in keeping with the specific use of the *Building*. Lighting sources, except for street lights, shall be screened from view. Minimum hours of operation for display lighting and security lighting shall be established by the Board of Directors of the *Association* and shall be set forth in the *Rules and Regulations* to be promulgated by the *Association* and distributed to all *Owners*. If automobile and truck parking areas are illuminated, the light sources shall be screened to reduced visible glare from the street. All outside wirings for exterior lighting shall be installed underground.

3.11. SIGNS AND GRAPHICS

A. **Approval.** All signs of every nature shall be uniform and consistent with the overall development of the *Property* and subject to the prior written approval of the *Board* as to size, shape, color, material, design, wording and location. The applicant shall also secure the appropriate required sign permits from the County of Fairfax.

B. **Building Wall Signs.** Not more than two (2) building-mounted signs for business identification purposes only shall be permitted for each street frontage of a building. (6th Amendment dated 9.30.2004)

C. **Names of Buildings or Developments.** The proposed names to be used on any *Buildings* or in connection with any development in the *Property* must be submitted to the *Board* for review, and written approval of the *Board* must be obtained prior to any public use or display of such proposed name.

D. **Temporary Signs.** Temporary signs may be erected on a *Lot* or *Site* (i) by *Persons* offering for sale or lease premises on such *Lot* or *Site*, or (ii) by builders, lenders and architects involved in the construction and design of *Building* on such *Lot* or *Site*. These signs shall be designed in accordance with the Development Guidelines, and the design, size, location and number of signs shall be subject to the prior approval of the *Board*. Signs offering property for sale or lease shall be removed within thirty (30) days after completion of sale or lease of the property. Construction signs shall be removed within thirty (30) days of completion of the shell of the *Building*.