

Community Regulations Committee of the Board of Directors of Twin Lakes Owners' Association

Rules and Regulations

Section 1

Rules, Regulations, and Use Restrictions

A: FINES

As of June __ 2017, in addition to those regulations marked with a dollar symbol, all rules and regulations listed under this committee carry a fine when violated.

B: UNKEMPT AND UNSIGHTLY AREAS

(From Bylaws)

It shall be the responsibility of each property owner to prevent the development of any unclean, unsightly, or unkempt conditions of building or grounds on such lot, which shall tend to decrease the beauty of the neighborhood as a whole or in a specific area.

- 1) No building material shall be stored on any lot, except temporarily during continuous construction of a building, unless stored out of view.
- 2) Broken down and unregistered vehicles will not be permitted on any lot unless vehicle(s) are undergoing progressive repairs. Grass around vehicles in repair must be kept trimmed.
- 3) Vehicles without license plates or current registration parked on the road or in cul-de-sacs can be towed by the Board of Directors at owner's expense.
- 4) A naturally wooded lot may not require additional landscaping, other than seeding and straw. Open lots or disturbed areas will require a minimum of 2 trees at least 4' in height and 6 shrubs at least 2' in addition to seeding and straw or mulch.

(Specific Committee Rules and Regulations)

- 5) Brush and shrubs shall be trimmed back and maintained so that they are at least 6 feet from the edge of the road.
- 6) Incomplete or derelict structures on homeowners' properties are strictly prohibited.

C: MAILBOXES

Mailboxes shall be placed on Lots in a manner and at a location that would not require mail carrier vehicles to leave the roads in order to place mail into the mailbox and shall comply with all U.S. Postal Service codes and specifications.

D: SPEEDING

Homeowners and guests are required to observe the speed limit of 25 mph.

E: SIGNS AND SOLICITATIONS

(From Bylaws)

1. No signs, excluding "For Sale" and "for rent", shall be erected or maintained on any lot except with the written permission of the Committee or except as may be required by legal proceedings. If such permission is granted, the Committee reserves the right to restrict size, color and content of such signs. Property identification and like signs exceeding a combined total of more than two (2) square feet may not be erected without written permission of the Committee.
2. Political campaign lawn signs shall be allowed, providing that they meet the following criteria:
 - a) No larger than 18" x 24".
 - b) Not displayed more than 30 days prior to a federal, state, or local public election polling day in which Greene County participates.
 - c) Not displayed more than 1 week following the day that polls are open.
 - d) Pertaining exclusively to the current election campaigns.

(Specific Committee Rules and Regulations)

3. Homemade signs such as "Lost Dog" or "Garage Sale" are not permitted to be posted on Twin Lakes Road Signs. The aforementioned signs are, however, permitted to be displayed on posts or supports designed for that purpose, and must be removed after two weeks time.
4. Twin Lakes is a private community and does not permit solicitations from any outside vendors nor from property owners.
5. Defacing Twin Lakes' roads signs, such as but not limited to graffiti, is strictly prohibited.

F: OFF-STREET PARKING

(From Bylaws)

Parking is not permitted on the streets of the subdivision except in specified areas designed or that purpose. All vehicles belonging to or used by property owners or their tenants, shall be parked on the lot or other off street area. Each property owner shall provide space for parking off the street prior to occupancy of any dwelling constructed on said lot.

G: CAMPERS, CAMPING TRAILERS, MOBILE HOMES, BOATS, BOAT TRAILERS, AND OFF-ROAD VEHICLES

(From Bylaws)

1. No camping trailer, mobile home, double-wide mobile home, contained recreational vehicles, tent, barn, or other similar temporary living or camping quarters or out-building or structure shall

be placed on any unimproved lot at any time, except that mobile campers and tents which do not remain on any lot more than thirty (30) days, this exception can only be considered during the construction, planning and/or investigation of future construction.

(Specific Committee Rules and Regulations)

2. Off-Road Vehicles, including but not limited to ATVs (all terrain vehicles) motor-cross bikes, dirt bikes, go-carts, scooters, and golf carts are strictly prohibited from Lots and Common Areas.

3. RV vehicles and campers owned by a guest of a resident are permitted to park on a resident's lot for a period not to exceed 14 consecutive days with prior approval from the Board.

H: RUBBISH RECEPTACLES

1. Outdoor receptacles for ashes, trash, rubbish or garbage must remain at least 50 feet away from the road and/or be screened or obscured from roadside view.

2. Trash receptacles may be placed at the end of the road after 4:00 pm the day before trash pick-up day, and must be removed by 7:00 pm on trash pick-up day.

3. Burning trash, and the use of burn barrels for this purpose is strictly prohibited.

I: CUTTING OF TREES

(From Bylaws)

1. Any property owner may remove trees from his own lot.

(Specific Committee Rules and Regulations)

2. Lot owners are encouraged to minimize the cutting of trees on their property to preserve the natural beauty of our community.

J: PROPERTY MAINTENANCE

1. Homeowners are responsible for keeping driveways properly maintained so that no gravel or other debris is washed onto the main road. In the event of heavy storms and washout, homeowners have 48 hours to remove gravel and/or debris from the roads.

2. Dumping of trash, leaves, or other debris is prohibited on private lots, empty lots, and in common areas.

3. Homeowners are responsible for keeping culverts and drainpipes on their property free and clear of trash and debris, as this causes damage to the Association's roadways.

4. Residences and outbuildings must be maintained on a regular basis to prevent deterioration of the structures.
5. Private basketball hoops and other recreational equipment must be set back from the road to a minimum of six feet.
6. No owner may extend their property by mowing or any other means of clearing onto an adjacent property or onto common areas.
7. Owners are responsible for blowing grass clippings off of the road after lawn mowing.

K: DESTRUCTION OF PROPERTY BY CALAMITY

Any dwelling or accessory building on any lot which may be destroyed in whole or in part by fire, windstorm or for any other cause or act of God must be rebuilt or all debris removed and the lot restored to a sightly, clean condition in compliance with this regulation with reasonable promptness; provided, however, that in no event shall such debris remain longer than six (6) months. If not removed within six (6) months by the owner, it may be removed by the Association at the owner's expense, subject to Notice of Violation and Hearings provision, Section 4, D. of Bylaws, and the costs for which shall be deemed an assessment obligation and continuing lien on the lot and personal obligation of the Owner.

L: NUISANCE

1. No Lot Owner shall conduct or cause or permit to be conducted any noxious or offensive trade or activity or activity constituting a nuisance on his or her lot, or on, over or across any portion of the common areas. Such nuisance shall include excessive noise or odors created by or as a result of the owners or other occupants, their guests, including but not limited to, music, machinery, vehicles, animals or any other apparatus under the control of the owner, occupant or guest(s) as may be further defined in the Rules and Regulations. Any dispute concerning whether or not an existing or proposed trade or activity is in violation of this provision shall be resolved by the Board, whose decision shall be final and binding upon the Association and all owners.
2. The discharging of firearms is strictly prohibited.

M: NUISANCE ANIMALS

(From Bylaws)

All Federal State and County regulations and laws pertaining to the prohibitions of domestic animals, and the control of livestock, will apply within the Twin Lakes Subdivision. The laws and regulations referred to above will be enforced along with the additional prohibitions listed below, by the Board of Directors, and any and all County, State and Federal agencies applicable.

1. Public Nuisance Animal: Shall mean any animal or animals that unreasonably annoy(s) humans, endanger(s) the life or health of other animals or humans, or substantially interfere(s) with the

rights of citizens, other than their owners, to the enjoyment of life or property. The term “public nuisance animal” shall mean and include, but is not limited to, any animal that:

- a) is repeatedly found at large;
- b) damages the property of anyone other than its owner;
- c) chases vehicles;
- d) excessively makes disturbing noises, including, but not limited to, continued and repeated howling, barking, whining, or other utterances causing unreasonable annoyance, disturbance or discomfort to neighbors or others in close proximity to the premises where the animal is kept or harbored;
- e) causes fouling of the air by odor and thereby creates unreasonable annoyance or discomfort to neighbors or others in close proximity to the premises where the animal is kept or harbored;
- f) causes unsanitary conditions in enclosures or surroundings where the animal is kept or harbored; or attacks other domestic animals.

(Specific Committee Rules and Regulations)

2. Owners are allowed to keep six (6) chickens and no roosters.

N: HOME-BASED BUSINESS

No home-based businesses, including daycare operations, shall be permitted in the Twin Lakes community except as approved in writing by the Board of Directors. No approval shall be required if the business is of a nature that is not detectible by sight, smell, and/or sound from the exterior of the dwelling, and so long as the business does not result in any vehicular traffic or visitations to the Lot.

O. NON-CONFORMING USE, VIOLATIONS, AND APPEALS

(From Bylaws)

1. PRE-EXISTING STRUCTURE

Pre-existing structure built prior to January 1990 which does not conform to these Rules and Regulations may be continued as a non-conforming structure until the owner desires to improve, replace, change and/or make modifications to the structure. At this time the improvements, replacements, changes and/or modifications must conform to the Rules and Regulations contained herein.

2. VIOLATIONS

Violation of or failure to comply with any of these Rules and Regulations by any member, or his or her family members, tenants, guests, or other invitees, may result in legal action taken against such member by the Board of Directors on behalf of the Twin Lakes Owners' Association. These

Rules and Regulations may be enforced by any method normally available to the owner of private property in Virginia, including, but not limited to, application for injunctive relief or damages, during which the court may award to the Association court costs and reasonable attorney's fees as provided in Va. Code Section 55-513, as amended.

3. SANCTIONS FOR VIOLATIONS

In the event that any member, or his family members, tenants, guests, or other invitees, shall violate or fail to comply with these Rules and Regulations, such member shall be liable for the following described charges and subject to the following described suspension of such member's right to use facilities provided that such member shall have been sent prior written notification of the violation as provided in paragraph D below. The amount of any charges so assessed shall not be limited to the expense or damage to the Association caused by the violation, but shall not exceed \$50.00 for a single offense or \$10.00 per day for any offense of a continuing nature and shall be treated as an assessment against the member's lot for the purposes of Va. Code Section 55-516, as amended. However, the total charge for any offense of a continuing nature shall not be assessed for a period exceeding ninety (90) days. If a lawsuit is filed challenging any such charges, no additional charges shall accrue after the date of such filing. If the court rules in favor of the Association, it shall be entitled to collect such charges from the date the action was filed as well as all other charges assessed pursuant to these Rules and Regulations against the lot owner prior to the action. A member's right to use facilities or services, including without limitation utility services, provided directly through the Association shall be suspended if such member shall have failed to pay any assessments and such assessments are more than sixty (60) days past due. However, a member's access to his or her lot through the common areas shall not be precluded and such suspension shall not endanger the health, safety, or property of any lot owner, tenant, or occupant.

4. NOTICE OF VIOLATION AND HEARING

The Association, or its agent, employee, or attorney, shall hand deliver or mail written notice of a member's violation by registered or certified mail return receipt requested to the member at the member's lot address or the member's last known address on file with the Association. Included in such notice shall be the place, date, and time for a hearing at which the member has the opportunity to be heard and to be represented by counsel before the Board of Directors prior to the imposition of any charges or suspension. This notice must be provided to member at least fourteen (14) days prior to the hearing. Written notice of the hearing result shall be hand delivered or mailed by registered or certified mail return receipt requested within three (3) days of the hearing to the member at the lot address or the member's last known address on file with the Association.

5. APPEALS

The property owner has the right to appeal decisions rendered by the Committee pertaining to his/her request. Appeals shall be made in person to the Committee within thirty (30) days from the date of the disapproval letter at a regularly scheduled meeting of the Committee. In the event

that the appeal is denied, the property owner shall have the right to appeal to the Board of Directors.

6. INVALIDATION

The invalidation by judgment or court order of any one or more of the Rules and Regulations contained herein shall in no way affect the validity and enforceability of the remaining provisions hereof.

P. ASSESSMENT PAYMENT SCHEDULE

1. MAILING SCHEDULE, PAST DUE SCHEDULE & LATE FEES

Starting in 2017, each member shall pay an annual assessment set by the Board of Directors per quarter on the following schedule:

Assessment Mailing Date	Past Due Date
January 1	March 1
April 1	June 1
July 1	September 1
October 1	December 1

Members may opt to pay for one or more quarters in advanced if desired. After the quarterly assigned past due dates, a late fee of \$8.75 shall be added to each unpaid assessment for every quarterly assessment that remains unpaid. A lien may be placed, at the Board's discretion, on any and all property for which a quarterly assessment is left unpaid by two months after that quarter's past due date.