

**LAKES AND DAMS COMMITTEE OF THE BOARD OF DIRECTORS OF TWIN LAKES OWNERS'  
ASSOCIATION**

**RULES AND REGULATIONS**

**A: FINES**

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

**B: FENCES**

1. No fences shall be constructed less than 15 feet from lake shoreline.

**C: COMMON LOTS**

(From Bylaws)

The common lots are for the use of Twin Lakes residents and guests only, or other authorized persons. Non-authorized persons will be charged with trespassing unless accompanied by an association member.

**D: FISHING**

(Specific Committee Rules and Regulations)

1. Residents in good standing who desire to fish on the lakes in Twin Lakes shall, at all times, carry with them a valid Virginia State fishing license as well as a Twin Lakes fishing permit.
2. Those authorized to fish on the lakes in Twin Lakes shall comply with any and all size and catch limitations imposed by the Committee and/or governmental authorities.
3. No gas motors allowed on Lakes.

**E: GENERAL USE**

(From Bylaws)

1. Camping and outdoor fires in common area, on dams and in spillways is prohibited.
2. Exercise respect for your neighbors by avoiding excessive noise (that which can be heard over 50 yards away), use trash receptacles provided.

(Specific Committee Rules and Regulations)

3. Littering on common lots and on roadways is strictly prohibited.

## **F. NON-CONFORMING USE, VIOLATIONS, AND APPEALS**

(From Bylaws)

### **A. 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.

### **B. 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.

### **C. 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.

#### D. 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.

#### E. 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.

#### F. 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.