

Community Rules & Regulations

Section J: PROPERTY MAINTENANCE

3. Homeowners are responsible for keeping culvert pipes and drainage ditches on their property in good shape to allow proper water flow, prevent road damage, and ensure safe driving conditions. Culvert pipes must remain clear and with established inlets and outlets. Drainage ditches must be kept generally clear and well-defined. The establishment of drainage ditches, and installation or replacement of culvert pipes, may be required by the Association in cases where significant and repetitive damage or hazardous conditions exist.
5. Private basketball hoops and other recreational equipment must be set back from the road to a minimum of six feet, with the exception of cul-de-sacs, where they are permitted along the side of the road, providing that they do not impeded traffic flow or driveway access."
8. Trees that have started to lean over roads must be safely removed within (30) thirty days.
9. You are required to keep any active stream beds on your lot clear of clogs and debris so as to not impact Twin Lakes common property or any private property downstream or upstream. No actions can be taken to purposefully block or divert a stream bed in any way.

Section Q: Short Term Rentals

It shall not be permitted to use a house for temporary rental, including such services as AirBNB, for a period of less than (6) month at a time unless the owner of the home resides in the house at the same time.

Section P: Assessments

Each Member shall pay a quarterly assessment, the amount of which will be set by the Board of Directors, that will be due on the first day of each quarter of the year. The assessment for each Member will be determined according to the number of lots owned.

Members have the option of paying any assessment ahead of time (for example, for the entire year at once).

Once an assessment payment is 30 days past due, a late fee not to exceed 7.5% shall be added to the account, and again for each quarter that it remains unpaid. A lien may be placed, at the Board's discretion, on any and all lots for which the Member account is delinquent, after a period of time to be set by the Board. Subsequent and further legal actions, such as a warrant-in-debt, income garnishing, and foreclosure, may also be employed by the Board if deemed necessary and prudent, after a further period of time sufficient to allow the Member a reasonable opportunity to bring their account current.

Section R. Privacy

Association members will respect the privacy of other residents at all times. While observing your community and neighbors is natural- especially in a high density neighborhood such as Twin Lakes- surveillance is not. Use of optical/digital/audio technology of any kind, to surveil and/or record activity on properties other than your own, without the permission of the owner, is prohibited. This includes, but is not limited to, telescopes, binoculars, scopes, thermal imaging devices, cameras and video recorders of any kind (including smart devices), microphones, and any and all use of drones (whether equipped with surveillance technology or not), even in common areas (unless Board permission has been granted, for special events, etc.).

The only exceptions to this rule that the Board will consider (at its own discretion), are photographs/recordings made to provide evidence of the commission of crimes or association rule & bylaw violations.

Architectural Rules

C: FENCES

1. No fence of any kind or size shall be built or permitted to remain on any part of any lot except as approved by the Committee as to location, height, materials, design, color, and other pertinent visible characteristics.
2. Fences are not permitted in the front yard, except if no space exists at the rear or side of the house.
3. No privacy fences over 6' in height.
4. No fences within 15' of lakeshore.
5. Fence design shall be consistent and compatible with other approved fences in the neighborhood.
6. Fencing shall be composed of wood, composition, vinyl, or chain-link material.
7. Temporary fencing structures are prohibited.

D: ROOF

1. No black roofs for new homes. Existing homes (roof replacements), must either match existing shingle colors (being replaced or on secondary structures), or avoid using black shingles.

F: SECONDARY STRUCTURES

1. No structure other than an approved dwelling shall be placed upon any unimproved lot at any time, with the exception of temporary shelters used by a Contractor during construction, it being clearly understood that these latter temporary structures may not, at any time, be used as residences or permitted to remain on the lot after completion of Construction.
2. The committee will consider requests from property owners for the construction and/or placement of storage sheds, garages, car-ports, and fixed-in-place play houses. All external structures require Committee approval. Homeowners are required to submit proper architectural approval forms to include dimensions, location, materials and color of proposed structure. Guidelines for external structure approval include:
 - a) Structures must be located so as to minimize their impact on neighboring properties, roadways, and common areas. The location should take advantage of screening provided by existing or proposed structures, fences, and/or vegetation. Wherever possible, attached built-in sheds and garages should be integrated into the design and architectural aesthetics of the house, walls, or fencing.

- b) Whenever possible, structures shall be located in the portions of the lot furthest removed from common roadways.
- c) Structure color must closely match the exterior color of the residence, or complement the existing structures and/or environment in the choice of color. Play houses can optionally remain natural wood color. The Committee retains the right to reject any color choices that it deems will detract from the beauty and value of the home and neighborhood.
- d) Size of structure is generally limited to no larger than 192 square feet.
- e) Quantity of combined sheds and garages allowed on one lot, is limited to two. Additionally, up to two play house's per lot are permitted. If the lot is larger than it was originally, as a result of combining original lots together (in accordance with the rules of the County and Association), the Committee can consider allowing a greater number of structures.

Section 2 (from passages currently missing from docs)

L. Erosion Control/Common Area Maintenance

Append : Downspout extensions (black tubing) must be buried underground and the outflow directed away from neighboring properties.

Lakes & Dams Rules

E: General Use

4. All ATVs, motorcycles or other powered vehicles are strictly prohibited from being driven on or near any dams in Twin Lakes.

ALL Rules Documents

Architectural Rules - Section G

Community Rules - Section O

Lakes Rules - Section F

Sub-section D - Notice of Violation and Hearing

The Association, or its agent, employee, or attorney, shall deliver written notice of a member's violation by mail (and email if possible) to the member at the member's lot address or the member's last known address on file with the Association. Notices will be sent out at a time interval based on the severity of the violation, and include instructions on how to resolve the issue. The member is permitted to request a hearing at which time 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 punitive actions. Hearings are carried out at the end of our monthly Board meetings and must be requested in advance at least fourteen (14) days prior to the meeting. Written notice of the hearing result shall be mailed 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.

Sub-section E - Appeals

The property owner has the right to appeal decisions rendered by the Board pertaining to rule violations. Appeals must be made directly to the DPOR (Virginia Department of Professional and Occupational Regulation) within thirty (30) days from the date of the disapproval notice. The DPOR will attempt to handle the request and work with the Board and member to seek a resolution.