Lake of the Woods Association, Inc.
Resolution 2017-8
A Policy Resolution
Amending Regulations V.J., and X.A.4.n., Regarding RV and Boat Storage

WHEREAS, Article VIII of the Bylaws gives the Board of Directors the authority to amend and adopt association Rules and Regulations; and

WHEREAS, there is a need for clear, concise and consistent regulations on the matter of RV and boat storage; and

THEREFORE, RESOLVED, the Board of Directors hereby approves the following amendment to Section V.J., and X.A.4.n.

V. USE OF PROPERTY--INDIVIDUALLY OWNED AND LOWA OWNED PROPERTY

J. BOAT/RV LOT STORAGE

1. Storage fees, set forth in the approved fee structure, are payable on or before May 1 of each fiscal year. These fees may vary depending on the size and type of vehicle. Failure to pay the established fee by May 1 shall be deemed a breach of contract and will result in the loss of the right to use the space.

2. In the event of nonpayment when due, any property remaining in the space shall be conclusively deemed to have been abandoned and may be disposed of in such a manner as LOWA may see fit. In such case the member or registered tenant shall be responsible to LOWA for the cost of removal and disposal of such property.

3. All boats or vehicles stored in LOWA's Lakeview or campground storage sites shall prominently display a current LOWA ID and current vehicle registration. The General Manager will be responsible for the inspection and record keeping of the storage lots for compliance with regulations. Inspections will be performed at least twice annually. Violators of rental conditions will be cited and subject to the loss of the space if the condition is not corrected upon notification.

4. Only one vehicle is permitted in each storage space with the exception of a boat on a trailer, which is considered one vehicle.

5. Only a registered vehicle will be permitted on the member or registered tenant's storage space. The registered party is responsible for maintaining the assigned space at all times. If the space is not cleaned to correct the violation/s specified in a written notification, LOWA Maintenance may clean the space at the expense of the registered party.

6. Only LOWA members or registered tenants in good standing shall be eligible to use the storage sites. No subletting, sub renting or loaning of an assigned space is allowed. The rights of the rental space do not transfer with the sale of a residence.
7. If a member or registered tenant loses his status as a member or registered tenant in good standing, the user agrees to remove all items from the storage space immediately upon notification.

8. Commercial vehicles, RVs, boats, trailers or camper trailers may be stored in the Lakeview storage site when an appropriate space is available.

9. When a commercial vehicle is removed from the storage lot for daily business needs, the space renter's vehicle may be temporarily parked in the rental space provided the vehicle displays a current LOWA ID.

10. Members or registered tenants must keep their vehicles, RVs, campers, and trailers in a highway ready condition. All vehicles must display current state inspection stickers, and current license plates.

11. Members or registered tenants must maintain their vehicles, boats, RVs, campers, and trailers in clean, fit, and good appearance. Covers, other than manufacturer's boat covers or winterizing shrink wraps, must be in muted tones of dark green, browns, khaki, and must be maintained in a neat and orderly condition.

12. Members or registered tenants must conform to provisions of Section X 4. n. pertaining to the spread of aquatic invasive species to the Lakes.

X. USE OF THE LAKES

A. WATERCRAFT OPERATIONS AND USAGE.

4. WATERCRAFT RESTRICTIONS

a. All watercraft shall meet applicable U.S. Coast Guard and Commonwealth of Virginia regulations.

b. Only electrically-powered Motorized Watercraft, Non-Motorized Sail Watercraft or Non-Motorized Watercraft (See X.A.1.) are permitted on Keatons Lake. Gasoline, diesel or similarly powered watercraft, regardless of engine deployment/utilization, are prohibited except for official lakes management operations of LOWA and its agents.

c. Motorized watercraft, including deck boats, and sail watercraft are limited to less than twenty-two (22) feet in length; exclusive of motors; pontoon and fibertoon boats shall be limited to twenty-five (25) feet or less in overall length. This Regulation does not affect any watercraft registered prior to May 1, 1999.
d. Watercraft shall NOT be used for overnight accommodation. Only toilets having a removable waste container (i.e. porta-potty style) are allowed on watercraft in LOW. Waste may not be emptied into the lake, but must be properly disposed of in a toilet ashore.

e. Seaplanes shall NOT land or take off from any LOW Lake.

f. Racing of motorized watercraft is prohibited.

g. All watercraft using the lakes after sunset and before sunrise shall be equipped with AND required to use proper navigational lights. A watercraft under oars shall have an electric light or lantern showing a white light which shall be exhibited in sufficient time to prevent collision. No other lights, including white docking lights, which could impair the visibility of approaching watercrafts, shall be illuminated. White docking lights may be turned on when nearing a dock to tie up.

h. Watercraft requiring the use of trailers for transportation to or from the lakes shall be launched only from authorized LOWA facilities.

i. All marina launching ramps shall be used on a first-come, first served basis.

j. Non-motorized watercraft, e.g., canoes, kayaks, rowboats and windsurfers, may be launched from lakefront lots or LOWA Beaches, but may not be left on the sand at any LOWA Beach.

k. Motorized watercraft with internal combustion engines without underwater exhaust vents or that have not been otherwise adequately muffled to reduce excessive noise are prohibited on the lakes.

l. Watercraft testing demonstrations may be performed at the specific request of a LOWA member or registered tenant in good standing. All demonstrations must be performed under the direct supervision of the member or registered tenant. The watercraft shall be registered with LOWA on a temporary basis with fee for such demonstration set annually by the Board of Directors. Temporary registration shall be valid for 24 hours. This fee shall be applied against the annual registration fee if the demonstrated watercraft is then registered by the member or registered tenant in good standing.

m. Other Recreational Water Equipment is restricted for use only in the No Wake Zones of the Main Lake and the entirety of Keatons Lake.

n. Aquatic Invasive Species Control. A member or registered tenant who owns a watercraft must obtain from Lake of the Woods its approved pamphlet on aquatic invasive species and sign a statement acknowledging that he or she has read the pamphlet and agrees to take measures to ensure aquatic invasive species do not enter the Lakes, and are thoroughly removed from watercraft, trailers, and related equipment and gear each time such watercraft, trailers, and related equipment and
gear are immersed in waters outside LOW. Releasing alien fish, live bait, aquarium fish or plants and any non-native species into the Lakes or indirectly into its watershed is expressly forbidden. This prohibition does not apply to official Lakes Management operations of LOWA and its agents.

Effective: Immediately

LAKE OF THE WOODS ASSOCIATION, INC.

By: Larry Morlan, President

ATTEST:

I, as Secretary for Lake of the Woods Association, Inc., hereby attest that the foregoing Policy Resolution 2017-8 was adopted by the Board of Directors at a duly-held and noticed Board of Directors meeting held on the 3rd day of June 2017.

Jennifer Zukowski, Secretary