Lake of the Woods Association, Inc.
Resolution 2018-5
A Policy Resolution
Amending the LOWA Regulation VII, Use of the Campgrounds

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 the Campground; and

WHEREAS, the Rules Committee modified language and the LOWA Attorney gave advice on the amendments.

THEREFORE, RESOLVED, the Board of Directors hereby approves the following amendment to Regulation VII, Use of the Campgrounds.

VII. USE OF THE CAMPGROUNDS

A. GENERAL

1. The Campgrounds are for temporary camping and recreational use. Residing or permanently living in the Campgrounds is prohibited.

The Campgrounds area consists of the following facilities:
   a. Lot A. Recreational Vehicle (RV) Storage sites
   b. Lot B. Primitive Tent Camping sites
   c. Lot C. RV camping sites with electric and fresh water hookups. Also, access to showers, bathhouse and laundry facilities.
   d. Campgrounds Pavilion, playground, restroom and sewer dumping station

The LOWA Security patrols the Campgrounds area on a regular basis.

2. Campgrounds use is for LOWA members in good standing, registered tenants, and their guests. Camping - related facilities on the Campgrounds are for the use of Campgrounds users. Subject to Campgrounds closures as determined by LOWA, Campgrounds use may not exceed fourteen (14) consecutive nights. Users must vacate Campgrounds for at least one (1) night. Guests and their sponsors will be required to sign the application.

B. PROCEDURES

1. Completed applications must be submitted and appropriate user fees determined by LOWA must be paid at the Security Office at the Front Gate before entering the Campgrounds. Check-in may occur any time after 2:00 p.m. Check-out must
occur by 11:00 a.m. Security will provide keys for Campgrounds use. On the day of departure, keys must be returned to Security or as instructed by Security or LOWA. Failure to return keys may result in a key replacement fee charged to the member/registered tenant.

2. All RV’s, using the Campgrounds for daily/weekly use must be registered with the LOWA Security at the gate when entering LOW. All RV’s using the Campgrounds yearly must be registered through the designee of the General Manager and arc subject to temporary camping restrictions in Section A.2 and B.2. a. and b. All RV’s shall have a current state safety inspection and registration. Proof of inspection and registration must be provided with the User agreement.

   a. The Campgrounds Lot C will open on March 1st of each year and close November 30th of each year. The date on which electric and water service will be available to individual campsites will depend upon weather conditions and be determined at the discretion of the General Manager or his/her designee.

   b. Campgrounds Lot C is closed from December 1st through the last day of February each year. During this period, RV owners may conduct maintenance and security checks. The Campground Pavilion, playground and restroom remain open year-round and are available for use by members in good standing, registered tenants, and their guests.

3. The General Manager shall notify, by certified mail, those members/registered tenant who are renting or sponsoring the use of campsites who are in non-compliance with any of these regulations. If the problems is not corrected by the member/registered tenant or Campgrounds users within the (10) days of notification, the General Manager shall have the authority to remove the RV’s and all personal property from the site and to authorize maintenance to restore the site. All expenses incurred will be charged to the member/registered tenant. If these charges are not paid, a lien may be placed on the member’s property.

4. LOWA is not responsible for damages to, or loss of, Campgrounds users personal property or the property of other persons using the Campgrounds.

5. Situations and circumstances not covered by these regulations will be handled at the discretion of the General Manager.

C. USE OF CAMPSITES

1. All campsites will be assigned by their designation (i.e.: letter, number, etc.).
2. Current site holders have first option on site renewal providing that all fees and assessments have been paid. Unit site occupancy for a specific period has a corresponding user fee schedule (daily, weekly, annually). Payment of an annual fee permits the unit to remain on the same site for a continuous period of one (1) year, subject to temporary camping restrictions in Section A.2 and B.2.a., and b. The campsite is not to be used as a primary residence.

3. Electric and water is provided at each Lot C campsite. Sewer dump station is provided at the Campground Pavilion.

4. Maximum trailer or motor home length allowed in the Campgrounds is thirty nine (39) feet.

5. Tent camping is allowed on sites designated for that purpose. One (1) tent may be erected for overnight camping on any site as long as the user is present.

6. All vehicles must display a LOWA ID or guest pass at all times.

7. All drivers of vehicles in the Campground must possess a valid driver’s license.

8. A maximum of two (2) operable and currently fully licensed passenger vehicles will be permitted on each site while the member/registered tenant is present and using the campsite. The pavilion area may be used for additional, temporary, overflow parking.

9. Motor bikes, golf carts, ATV’s or any other unlicensed, motorized vehicles are prohibited.

10. Firearms or any type of explosives, including fireworks, are prohibited.

11. Generators are prohibited.

12. All Campgrounds users must notify the General Manager or his/her designee prior to vacating a campsite. The Designee will inspect the site and determine any restoration requirements that the user may need to address.

D. APPEARANCE AND MAINTENANCE OF CAMPGROUNDS

1. Campsites must be kept clean and orderly. Campgrounds users are expected to maintain their campsite to the extent of picking up downed tree branches or debris, raking and disposing of leaves and any unsightly materials or debris. In addition to these tasks, Annual Users are expected to handle the cutting the grass and weeds.

2. All cleanup debris must be removed from the site; pushing debris into adjoining sites is not considered cleaning the site. Yearly sites must be cleared of all winter debris
and leaves by March 1st. Failure to comply with this regulation will result in the site being cleared at the yearly Campgrounds users expense.

3. RV's must be cleaned to remove discolorations and maintained in good appearance repair.

4. Each user is responsible for leaving the Campgrounds facility in clean condition after each stay.

5. Inoperable vehicles shall not be permitted in the Campgrounds.

6. Materials and equipment is required to be stored inside the RV when the Campgrounds user is not physically staying on the property.

7. Tents are prohibited from being used for storage and should not be left up when they are not being used for current overnight stay.

8. "Pop-Ups" shall be put down at the end of each stay.

9. Defacing, cutting, nailing into or attaching objects to trees, bushes or poles is prohibited.

10. At the discretion of the General Manager, a Campgrounds user may be required to relocate his/her RV, and other property to another campsite in order to perform routine or emergency maintenance on that campsite.

E. SANITATION

1. Sewer hook-up is NOT provided at individual Campgrounds sites.

2. Gray/Black water must be collected in approved holding facilities. To dispose of Gray/Black water, campers may use the designated dump station located at the Campground Pavilion. Fresh water for refill is available at each campsite and at the dumping station. Keys for the dump and water refill stations are available at Security.

3. All trash and litter shall be placed in proper containers. All trash and litter containers shall have lids. Garbage should be taken to the compactor.

4. Pets are allowed only if quiet, gentle and must be on leashes. Users are responsible for cleaning up after their pets.

5. The coin-operated washers and dryers are primarily for the use of Campgrounds users. Other members or tenants of LOWA may use these machines subject to availability.
F. INDIVIDUAL BEHAVIOR

1. All loud noises from the Campgrounds will be curtailed between the hours of 11:00 p.m. and 8:00 a.m. Loud music is not allowed at any time.

2. Open campfires, or fire pits in the Campground area, are prohibited prior to 4:00 PM, at any time between February 15 and April 30, and during specified periods as identified by the Commonwealth of Virginia or the LOWA General Manager. Campfires are considered an open air fire or pit fire and are permitted if the fire is continuously monitored and completely enclosed with a metal ring. Extra precautions should be taken to clear a 20-foot circle of all flammable materials and have water and/or a shovel available.
   a. Open and/or charcoal fires in a LOWA park area shall be permitted in LOWA furnished grills, or a resident's personal table top fire pit or table top grill.

3. Camping by minors is permitted only with the presence of an adult.

4. Dogs are prohibited in the playground area. A person with a disability shall have the right to be accompanied in the playground area by a dog trained and in service as a service animal.

G. CONSTRUCTION

1. All plans and specifications for any structure shall be forwarded through the General Manager or his/her designee for approval. Written approval by the General Manager or his/her designee must be obtained before any such work can commence.

2. Any construction permitted must be considered temporary and revocable and will be removed by the campsite user when the site is vacated.

3. Decks: Deck size is restricted to the length of the trailer and by ten (10) feet in width. They should be built in five (5) by five (5) foot sections and must be bolted or otherwise fastened together in order to maintain their temporary status.

4. Screened and roofed porches, that are of a permanent nature, are prohibited.

5. Maintenance of the Campgrounds is subject to review by the General Manager or his/her designee. The General Manager has the authority to revoke any Campgrounds users agreement and, if necessary, remove any user's camping property from the site and take measures to restore the site. All expenses incurred will be billed to the LOWA member/registered tenant. If said expenses are not paid, a lien may be placed.
H. CAMPGROUNDS RV STORAGE

1. Storage fees, set forth in the approved fee structure, are payable on or before May 1st of each fiscal year. Failure to pay the established fee by May 1st 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, upon reasonably notice, 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 recreational vehicles stored in Campgrounds storage sites shall prominently display a current LOWA ID and current vehicle registration. The General Manager or his designee 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 an RV trailer, which is considered one vehicle. Boats are prohibited.

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 violations specified in a written notification, LOWA Maintenance may clean the space at the expense of the registered party.

6. Only LOWA members/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/registered tenant loses his/her status as a member or registered tenant in good standing, the Campgrounds user agrees to remove all items from the storage space immediately upon notification.

8. Members/registered tenant must keep his/her RV, in clean and highway ready condition. Current state inspection stickers and current license plates must be displayed.
Effective: May 1, 2018

LAKE OF THE WOODS ASSOCIATION, INC.

By: Leighton H. Cumming, President

ATTEST:

I, as Secretary for Lake of the Woods Association, Inc., hereby attest that the foregoing Policy Resolution 2018-5 was adopted by the Board of Directors at a duly-held and noticed Board of Directors meeting held on the 4th day of April 2018.

Jennifer Zukowski, Secretary