Lake of the Woods Association, Inc.  
Resolution 2017-24  
A Policy Resolution  
Amending the LOWA Regulation VI., Use of LOW Roads and Parking Lots Regarding Parking Restrictions on Roadways

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 parking restrictions on roadways in Lake of the Woods; and

WHEREAS, the General Manager and the Safety and Security Committee recommends clarification on rules for parking restrictions on roadways, 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 VI., Use of LOW Roads and Parking Lots, subsections D, E, F, G and J:

VI. Use of LOW Roads and Parking Lots

A. Except as otherwise noted in paragraph VI.A.1., the laws governing the use of its secondary roads in the Commonwealth of Virginia shall apply to the use of the streets and roads owned by LOWA. Secondary roads are defined as Roads and Highways owned and maintained by the Commonwealth of Virginia. This includes, but is not limited to, those laws applicable to pedestrians, title to vehicles, vehicle licenses and operator’s licenses as well as all laws required for bicycles, motorcycles, mini-bikes, mopeds or scooters. Further, for vehicles and operators not licensed in Virginia, the laws of Virginia with respect to reciprocity for out of state vehicles and operators shall apply as regulations at LOW. (8/4/07)

1. The noted exceptions are as follows: Association owned vehicles, golf carts (See Regulation 6.M) and utility trailers used for light transport and hauling of golf carts and boat trailers operated only within LOW are not required to be equipped with State or County licenses. (1/2005)

2. The following privately owned vehicles are not allowed on LOWA-owned property: Any one, two, three, four or more wheeled gas or electric powered vehicle which is sold as “for off road use only” or cannot be licensed by a state department of motor vehicles (DMV) (1/2005); or cannot be licensed by a state Department of Motor Vehicles (DMV) other than mopeds driven by otherwise qualified operators (3/2005); cannot be operated on LOWA property. This includes roads, trails, parking lots, parks, golf course, mail stations lots, beaches,
dams, clubhouse point, LOW Campgrounds, athletic fields, tennis courts, stables and related facilities, other LOWA owned property, or on property belonging to other residents. (1/2005)

Failure to comply with this regulation could result in fines up to $50 for each infraction as shown in Regulation XIV. SCHEDULE OF PENALITIES FOR VIOLATIONS. (1/2005)

B. The operation of motor vehicles (other than golf carts) on LOWA property will be limited strictly to the roads and designated parking areas except upon special permission from the General Manager.

C. The maximum speed limit on all LOW roads is twenty-five (25) miles per hour except where lower speed limits are posted.

1. Passing of moving licensed motor vehicles on any roadway is not permitted. Vehicles should pull to the side at an appropriate location to allow emergency vehicles and fire and rescue responders with appropriate warning lights to proceed. Vehicles being operated well below the maximum speed limit should pull to the side at an appropriate location to allow normal traffic to proceed.

D. Parking and Standing

1. Intent of Regulations:

a. Safety – Roads in Lake of the Woods are intended to be driven at low speeds to give drivers ample time to exercise good judgment. Parked or Standing vehicles can block a traffic lane, interfere with driver sight distance, and be difficult to see in the dark. Parked or Standing vehicles can interfere with emergency responses and road operations, including snow removal.

b. Aesthetics – Routine parking of vehicles on roadsides degrades the appearance of our community thus reducing property values.

c. Reasonable Exceptions – LOWA will work with members and registered tenants to facilitate activities that cannot be conducted without exceptions to parking regulations. Examples are construction, social gatherings, open houses, and yard sales. Members and registered tenants are expected to notify LOWA Security prior to planned activities.

d. Definition - “Standing” as used in this regulation means to halt an occupied or unoccupied motor vehicle other than temporarily while receiving or discharging passengers.

2. Restrictions:

a. Parking. Parking is prohibited on roadway pavement and shoulders at any time, unless such Parking is expressly authorized under the terms herein. Any such authorized Parking shall be subject to all terms herein.
Requests for authorizations involving residential guests, social gatherings, open houses, real estate, and estate sales should be brought to Security in a timely manner. (See Regulation II. Admittance.)

(c) Requests for authorizations involving construction (See Regulation XVI.J. Access, for construction) and yard sales should be brought to the Environmental Control Committee Office in a timely manner.

(d) All other requests as well as exceptions should be brought to the General Manager’s Office in a timely manner.

(e) Members and registered tenants must comply with the terms of their authorizations. This includes requirements for temporary traffic control and restrictions related to darkness and inclement weather.

E. Whenever loads may be judged by the General Manager or LOWA Security to be potentially damaging to roadway, trucks may not be admitted or may be directed to an alternative site to be off-loaded to smaller vehicles or broken into lighter loads.

F. A fee for use of the roads, known as the New Construction and Renovation Fee, shall be levied upon the owner of each property upon which a house is to be built, addition made or garage constructed. Such fee is for the improvement of LOWA roads and common areas, including normal wear and tear on the LOW road system at any location. This fee is to be paid at the time plans are approved by the ECC. When unusual damage to road shoulders or ditch lines is determined, at the time of the final culvert inspection, to have been caused at a specific construction site, such damage will be called to the attention of the owner for corrective action. If corrective action is not taken promptly, the damage will be repaired by LOWA and the costs billed to the property owner. Unusual damage caused to the surface will be repaired by LOWA and the costs billed to the property owner.

G. Blocking Roads:

1. No person shall block any road within LOW at any time without prior permission of the General Manager. Any non-member deliberately violating this Regulation may be denied use of the roads in addition to any penalties imposed.

2. No person shall block a lane or portion thereof without utilizing appropriate temporary traffic control measures to assure safety of passing motorists. Measures may include, but are not limited to, cones, advance signs, barricades, flashers, and flaggers. When the General Manager or LOWA Security determine temporary traffic control measures are inadequate, a summons may be issued and operations suspended until satisfactory measures are in place and functional.
b. Standing. Standing vehicles must pull as far to the right as possible, and engage four-way flashers or warning lights when driving conditions warrant.

c. Intersections. Parking and/or Standing within 50 feet of a stop or yield sign at an intersection is prohibited. When no regulatory sign is present, parking and/or Standing is prohibited within 50 feet of the intersecting roadway.

d. Road Maintenance and Operations. Parking and/or Standing that interferes with road operations and maintenance is prohibited. This includes interference with snow removal, whether or not a snow emergency has been declared.

e. Fire Hydrants. Parking is prohibited within 15 feet of fire hydrants.

f. Towing Enforcement. The General Manager, working through LOWA Security, is authorized to arrange for the towing of vehicles parked in the roadway when there is a direct threat to public safety or interference with public safety and road operations, including failure of a vehicle to be operated, parked, or used in compliance with the Rules and Regulations herein, policies adopted by the General Manager in accordance with these Rules and Regulations, or a prior approved authorization. Towing will be at owner's expense.

g. During an emergency ice/snow condition as declared by LOWA's President, the following pertains:

(1) During extremely hazardous ice or snow road conditions, members are strongly advised to restrict their vehicular travel on LOW roads to emergency travel only.

(2) Any resident parking or abandoning a vehicle on LOW roads, cul-de-sacs, shoulders or road right-of-ways (including ends of driveways forward of the front boundary of private lots) will be subject to a penalty as shown in Regulation XIV. SCHEDULE OF PENALTIES FOR VIOLATIONS and/or towing at the owner's expense.

h. Exceptions.

(1) Emergency vehicles; utility company vehicles; LOWA owned vehicles; and vehicles parked in accordance with authorizations issued through procedures established by the General Manager per part 3 below are exempt from these regulations.

(2) Vehicles transporting students to and from school bus must pull as far to the right as possible and adhere to the 50 feet requirements for intersections and stop or yield signs.

(3) Authorizations for Parking Otherwise Prohibited.

(a) The General Manager, in coordination with LOWA Security and the Environmental Control Committee as necessary, may authorize Parking and Standing otherwise prohibited, and will establish procedures for issuance of and compliance with such authorizations.
H. All persons using LOW roads do so at their own risk and LOWA will NOT be responsible for any delays, breakdowns, damage to personal property or personal injuries occurring on said roads. (5/1978)

I. No vehicle, trailer or piece of construction equipment (other than private automobiles, vans or pickup trucks used for personal transportation) shall be placed or parked on any LOWA property without the consent of the General Manager. Violators of this Regulation shall be subject to penalties and/or loss of the right to use the roads.

J. Vehicle parking is prohibited at all Mail Stations except in the “Small Marina”, “Golf Course”, and “Spotswood Park” locations or with the permission of the General Manager. Overnight and Commuter parking is prohibited at, or adjacent to all Mail Stations.

Effective: December 13, 2017

LAKE OF THE WOODS ASSOCIATION, INC.

By: [Signature]
Larry Morlan, President

ATTEST:

I, as Secretary for Lake of the Woods Association, Inc., hereby attest that the foregoing Policy Resolution 2017-22 was adopted by the Board of Directors at a duly-held and noticed Board of Directors meeting held on the 13th day of December 2017.

[Signature]
Jennifer Zukowski, Secretary