REGULATIONS

OF THE

LAKE OF THE WOODS ASSOCIATION, INCORPORATED

September 16, 2020 Edition

© Lake of the Woods Association, Inc.
102 Lakeview Parkway
Locust Grove, Virginia 22508
Vision Statement

A welcoming, diverse, residential, gated community of single-family homes and recreational amenities that supports the evolving needs of members and their families now and in the future.

Mission Statement

Enhance the community through sound governance, management and business practices that promote the quality of life for all members.

Values Statement

We value diversity, respect for all people and the environment, participation and open communication.

Overarching Goals Statements

1. Preserve and Enhance the Community Environment
2. Maintain and Upgrade Our LOWA Infrastructure
3. Provide Amenities and Facilities Supporting Recreational and Lifestyle Interests of Members
4. Provide a Secure Environment for Members
5. Enhance Communications With and Between Members
6. Provide High Quality Administrative Support Services
7. Institute Multi-Year Strategic and Financial Planning
8. Exert Positive Influence on County Planning and Development

Adopted June 21, 2017 by the Board of Directors
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I. GENERAL

A. The Restrictive Covenants and Articles of Incorporation of the Association authorize the Board of Directors of the Association to promulgate and enforce Regulations. The Articles also provide for a Legal and Compliance Committee to assist the Board of Directors in Regulations enforcement.

B. A great deal of the effort which goes into making our community function well comes from committees and individual volunteers. Thus, the residents and other property owners play a large role in shaping and enforcing these Regulations. While the Regulations are enforceable through a system of fines and penalties, the best controls are achieved through the cooperation and participation of all residents and property owners. Therefore, recommendations for changes or additions to these Regulations are welcomed and encouraged.

C. The use of LOWA amenities is authorized for property owners and tenants in good standing, their families and guests and any individual or organization that has received the approval of the General Manager. (2/5/2011)

D. A Member is eligible to vote, use amenities and receive a membership card when all fees and service charges are paid in full.

E. All persons using LOWA amenities and facilities do so at their own risk and LOWA assumes no responsibility for injury, damage or loss of property resulting from such use, whether officially open or not. (6/1996)

F. Activity constituting, or resulting in, disturbing the peace in LOW is prohibited.

G. Proper decorum must be observed by all persons for any activity in or on the common areas or common facilities of the community. Members may be assessed a charge for violations of the Restrictive Covenants and Rules and Regulations committed by themselves, their families, guests, and tenants, as well as guests of their tenant and/or their contractors and the contractors of their tenants while the contractors are within LOWA. Any person who engages in conduct that either (i) violates the Restrictive Covenants or Rules and Regulations for use of the common area or common facilities of the community, or (ii) is physically or verbally abusive, threatening or belligerent toward any other person in, on or around the common areas or common facilities of the community, or (iii) causes or creates a disturbance, nuisance, inconvenience, annoyance, or alarm or apprehension to any other person in, on or around the common areas or common facilities of the community, or (iv) endangers the person or property of any other person or LOWA in, on or around the common areas or common facilities of the community, or (v) compromises the health and safety of any other person in, on or around the common areas or common facilities of the community, is subject to sanctions by the General Manager or the General Manager’s designee including but not limited to citation, suspension of use that is reasonable under the circumstances (provided that any such suspension for more than one (1) month shall require the prior approval from the Board of Directors), and any other legal remedy available to the Board and/or the Association under the Restrictive Covenants, Articles of Incorporation, Bylaws, Rules and Regulations and applicable laws. (8/19/20)
I. GENERAL (CONT’D)

H. Damage to LOWA property must be paid for by the members responsible for such damage, to include damage caused by their families, guests, their registered tenants and their families or their families’ guests. (2/5/2011)

I. Established fees or other charges must be paid by sponsoring members, their guests or their registered tenants. Members are responsible for the unpaid fees of their families or guests while using LOWA amenities. (2/5/2011)

J. Violation of LOWA Regulations may be reported by a LOWA member to the Security Office for appropriate action, and the reporting member may sign as a witness to the violation.

With sufficient evidence, Security may issue a citation which can result in the levying of penalties by the LOWA Legal and Compliance Committee. (See Regulation XIV.) Revocation of privileges may also be imposed by the Board of Directors.

K. PROCEDURE FOR NEW AND AMENDED LOWA REGULATIONS: (2/5/2011)
All Regulations become effective when promulgated and/or amended according to the following procedure.

Step one: A proposal for a change to LOWA Regulations can come from a LOW member in good standing, a LOWA committee, the General Manager or the Board of Directors. The Board of Directors shall determine if the request has enough merit to send to the Rules Committee and the LOWA Counsel.

Step two: The Rules Committee conducts research to determine if the request is redundant or in conflict with the governing documents or any other regulation. If the Rules Committee determined that the proposal is redundant or conflicting it shall report this conclusion to the Board. Otherwise, the Rules Committee shall prepare a resolution using appropriate language in congruence with the governing documents and submit the resolution to the Board.

Step three: After receiving the reports of the general counsel and the Rules Committee, the Board of Directors approves, modifies or rejects the resolution. If approved, the Board forwards it to the General Manager for publication in the Lake Currents. The LOWA membership will then have not less than two weeks to comment to the Board on the new regulation.

Step four: The Board of Directors shall take into consideration the comments received from the membership and shall adopt, reject or modify the proposed changes. Should the proposed redraft of the regulation be significant as proposed by a majority vote of the Board, the changes will again be published in Lake Currents for public comment. Following the designated two weeks for comment and final approval by the Board, the adopted or modified Regulation(s) will be incorporated into the LOWA Regulations. The Board of Directors will upon adoption, announce the effective date of the proposed and/or modifies Regulation(s).

Step five: The GM shall ensure the adopted amendment is published in Lake Currents in a timely manner before enforcement begins. (6/15/16)

#   #   #
II. ADMITTANCE TO LAKE OF THE WOODS

A. ACCESS TO LAKE OF THE WOODS

1. Introduction. Members, registered tenants and their households are provided access to Lake of the Woods through the Main Gate at Lake of the Woods Way at its intersection with Germanna Highway (Virginia Route 3) with proper identification. Entrance at the Main Gate is also provided for their nonregistered family, guests and contractors with the member’s or tenant’s authorization.

Members in good standing, registered tenants and their registered family members as well as registered contractors are also provided the convenience of using the barcode lanes at the appropriate gates.

2. General Requirements.

a. Personal Identification: All persons entering Lake of the Woods must be able to present appropriate personal identification, such as a picture ID, when requested by security or administration personnel.

b. Vehicle Identification: All vehicles entering LOWA must display a barcode or temporary vehicle pass, except as listed in Section D.3 of this regulation. For the purposes of this regulation, “Vehicle” is defined as a self-propelled motor vehicle that can be lawfully operated on the roads and highways of the Commonwealth of Virginia, and that has been properly registered with a state agency.

c. Member Responsibilities: Members may be assessed a charge for violations of the Restrictive Covenants and Rules and Regulations committed by themselves, their families, guests, and tenants, as well as guests of their tenant and/or of their contractors and the contractors of their tenants while the contractors are within LOWA (See Section 1.g).

d. Use of automated gates: The use of automated gates is a convenience provided by the LOWA and is subject to potential deactivation according to the Association’s Collection Policy as described in LOWA regulations Section XV.

e. All members, registered tenants and their accompanied guests, and any other persons or unaccompanied guests of members or registered tenants must enter the Lake of the Woods subdivision through the Main Gate or as otherwise authorized by these Rules and Regulations, the LOWA Declaration, or Virginia law. Entrance into the Lake of the Woods subdivision at the same point of exit from the subdivision solely as part of activities approved by the Board, to include by way of example use of hiking or horse riding trails to and from neighboring National Park property, shall be deemed authorized by these Rules and Regulations. Entrance into the Lake of the Woods subdivision through any points on the property other than the Main Gate and those authorized herein is prohibited and, in the case of any other person or guest not accompanied by a member or registered tenant, shall be deemed a trespass. (4/6/2019)
II. ADMITTANCE TO LAKE OF THE WOODS (CONT’D) (10/7/17)

B. ADMITTANCE

For the purposes of this regulation:

An Immediate Family member is defined as father, mother, grandfather, grandmother, brother, sister, children, grandchildren and person married to same.

An Extended Family is defined as children not living at home or anyone related by blood or marriage (i.e., aunts, uncles, nieces, nephews and cousins).

A Household is defined as a member or registered tenant living in a single household in LOWA with his/her immediate family which may include a spouse, dependent children, legally adopted children, domestic partner, or one individual unrelated to the member or registered tenant by blood or marriage.

Admittance to LOW shall be limited to the following:

1. LOWA Members: LOWA Members and their Households are provided access through the visitor lane at the Main Gate and through automated gates when using vehicles with barcodes.

2. Registered Tenants: Registered tenants and their Households are provided access through the visitor lane at the Main Gate and through automated gates when using vehicles with barcodes.

3. Guests: Invited guests of LOWA Members and invited guests of registered tenants are provided access to LOWA in accordance with the following:

   a. For purposes of admission to LOW and payment of guest fees for use of the various facilities, a guest is defined as anyone (other than a LOWA member) specifically invited by a LOWA member or registered tenant to visit him/her within LOW. No such person shall reside within LOW for a continuous period of more than fifteen (15) days, after which re-admittance to reside again within the same household during the same calendar year must be requested by the member or registered tenant by letter to the General Manager.

   b. Guest access must be authorized by members and/or registered tenants. Authorizations may be electronic, telephone, or written means.

   c. Minor dependents under age eighteen (18) may not authorize entry of guests.

   d. Use of recreation facilities by guests is subject to the following restrictions:

       1) Members in good standing or registered tenants shall accompany, or make proper arrangements for, guests to use recreation facilities where fees are charged.
II. ADMITTANCE TO LAKE OF THE WOODS (CONT’D) (10/7/17)

2) No member or registered tenant may have more than eight (8) guests (limited to two (2) tee times) using the golf course at any one time without special permission of the General Manager and/or his/her designated representative.

3) No member or registered tenant may have more than ten (10) guests using the pools at any given time without the special permission of the General Manager.

4) No member or registered tenant may have more than twenty-five (25) guests using any other recreational facility at any given time without the special permission of the General Manager.

5) Admittance of unscheduled visitors will be prohibited. If a visitor arrives at the gate and Security has not been previously notified, they WILL NOT be admitted and Security will NOT notify the LOW resident.

4. Contractors: Invited contractors of members and invited contractors of registered tenants are provided access to LOWA in accordance with the following:

a. Contractors are defined as persons or companies hired by members, tenants, or LOWA to perform work or furnish goods or services, including, but not limited to, professional services, public utilities, trades, repair, and personal services workers.

b. Contractors are admitted upon member authorization (electronic, written, or telephone) or upon presentation of a valid work order with the name and either lot and section number or street address of their destination.

c. Repair personnel, delivery trucks and companies such as appliance repair, furniture delivery, florists, etc. will be admitted to LOW so long as they are able to provide a work order with the name and either lot and section number or street address of their destination.

d. Construction and materials delivery vehicles will be admitted to LOW subject to the procedures set forth in LOWA Regulations XVI. Environmental Control and Construction Procedures, Section J. Access.

e. Contractors may purchase barcodes to enable use of automated gates in accordance with requirements in Section D (1) of this regulation.

f. Contractors may be required by Security to provide additional identification including their photographs to be retained in the LOWA visitor management system to assist with access control.
II. ADMITTANCE TO LAKE OF THE WOODS (CONT’D) (10/7/17)

5. Others: Other persons are provided access to LOWA as follows:
   a. Visitors to LOW when accompanied by a member or registered tenant.
   b. Employees of LOWA and of LOWA contractors.
   c. Federal, State, and County officials; and police, fire, rescue, and other emergency response personnel when on duty.
   d. Employees of public utilities when on duty.
   e. Orange County residents for the purpose of using the trash compactor and recycling center according to the Orange County-LOWA Compactor Agreement.
   f. Attendees at scheduled events within LOWA, such as church services, soccer matches, and swim meets, for the purpose of attending an event. Attendees must comply with the vehicle identification procedures of Section D of this regulation.
   g. Real estate sales persons and their clients in connection with viewing or purchasing property for sale within LOW.

6. Guests of LOWA: The General Manager may authorize:
   a. One (1) day admittance for such special activities as horse shows, athletic contests, weddings, bazaars and similar activities. Authorizations may be subject to restrictions, such as obtaining a temporary vehicle pass, providing a list of visitors to Security at least two (2) business days prior to the event, etc.
   b. Admittance to participants in special non-member social events at the Clubhouse which do not interfere with LOWA-scheduled events.

C. ISSUANCE OF MEMBERSHIP IDENTIFICATION AND PASSES

The General Manager, through the Member Services Front Desk of the Finance Department shall issue LOW ID cards and passes according to the Declaration of Restrictions, the Bylaws and subject to the following rules:

1. ID and Pass Ownership: Membership identifications (IDs) issued to LOWA members in good standing, registered tenants, and their family members and authorized Household and passes issued to guests of LOWA members and registered tenants are the property of LOWA and are for the exclusive use of the person to whom they are issued.

2. Misuse of IDs and Passes: Use of these LOWA IDs and passes by persons other than those to whom they are issued shall be considered a violation of this Regulation and such misused LOWA IDs and passes shall be subject to confiscation and citation by LOWA Security.
II. ADMITTANCE TO LAKE OF THE WOODS (CONT’D) (10/7/17)

3. Expired, Lost or Stolen IDs and Passes: Lost or stolen LOWA IDs and passes must be reported immediately to Security. Expired LOWA IDs and passes are invalid and must be returned to the General Manager. Expired LOWA IDs and passes shall not be displayed.

4. ID Card and Family Guest Pass: LOWA ID card categories are established for use in identifying individuals at the security gate and at amenities. LOWA will issue cards upon request of a member in good standing and payment of assessment and applicable fees. LOWA will issue an Annual Family Guest Pass to the requesting Member in good standing or Registered Tenant according to the LOWA Fee Schedule.

   a. Member: A WHITE ID card will be issued to a property owner (and spouse, if applicable) with a maximum of two cards. Members are afforded all the rights and privileges of an owner of property within LOWA as described in the Declarations and Bylaws. (See Declaration of Restrictions: Section 12.A, Lake of the Woods Association. See also Bylaws: Article III., Members of the Association.)

   b. Tenant: A TAN ID card will be issued to a registered tenant. A tenant is a Non-Member occupying a home in LOWA, regardless of whether any money or in kind consideration is exchanged with the home owner. The exception is the homeowner’s parents, children, brothers and sisters (See C.4 above). The ID card expires upon the receipt of a Tenant Checkout Form. A tenant is afforded all the rights and privileges of a Tenant within LOWA as described in Regulation III, Registered Tenants.

   c. Co-Habit: A BLUE ID card will be issued to one individual who is NOT AN IMMEDIATE FAMILY MEMBER of the LOWA Member but is residing with the member FULL TIME in LOWA. The card shall be labeled with “Co-Habit” on the front, shall expire April 30th of each year, and shall be renewable. This category includes those residents providing services to the LOW Member requiring them to be full-time residents, such as a live-in nurse’s aide, child care provider, and other personal caregivers. The card allows a Co-Habit cardholder the ability to obtain a barcode as well as access to the amenities of LOWA. Only one such card will be issued per member. The General Manager may make exceptions upon written request of the member. A Co-Habit cardholder is not afforded any voting rights within LOWA.

   d. Blood Relative: A BLUE ID card will be issued to an individual who is an IMMEDIATE FAMILY MEMBER who resides FULL TIME with a LOWA Member (examples: parent, grandparent or child not considered a Dependent). The card shall be labeled with “BR” on the front, shall expire April 30th, and shall be renewable. The card allows a Blood Relative cardholder the ability to obtain a barcode as well as access to the amenities of LOWA. A Blood Relative cardholder is not afforded any voting rights within LOWA.
II. ADMITTANCE TO LAKE OF THE WOODS (CONT’D) (10/7/17)

e. Dependent: A BLUE ID card will be issued to an individual who is up to 22 years of age, and who is residing with a member FULL TIME in LOWA. The card shall be issued with “D” written on card, shall April 30th, and shall be renewable. The card allows a Dependent cardholder the ability to obtain a barcode, if of driving age, as well as access to the amenities of LOWA. A Dependent cardholder is not afforded any voting rights within LOWA.

f. Annual Family Guest Pass: A PAPER PASS, varying in color from year to year, will be issued to adult relatives of Members or Registered Tenants who may frequently visit said Member or Tenant but does not reside within LOW. Passes will be limited to Immediate Family Members. The pass shall expire April 30th. The pass allows a Family Guest Pass holder to obtain a barcode for access to LOWA. A Family Guest Pass holder is not afforded any voting rights within LOWA. The General Manager, in his discretion, may issue an Annual Family Guest Pass to an extended family member or an individual who generally fits this category. The requesting Member/Tenant is charged a pass fee according to the LOWA Fee Schedule.

D. ISSUANCE OF VEHICLE IDENTIFICATION

The General Manager, through the Member Services Front Desk of the Finance Department and the Security Office, shall issue vehicle IDs subject to the following rules:

1. Barcodes:

a. Members in good standing, registered tenants, and their family members and household members who have purchased a Guest Pass will be issued barcodes for vehicles registered in their name(s) upon completion and submission of the appropriate form.

b. Vehicles owned by government agencies, LOWA, LOWA security, and public utilities may be issued barcodes.

c. Employees of LOWA and of LOWA Security, who are NOT LOW residents, will be issued barcodes for their vehicles. The barcode authorizes entry only for the employee and NOT his/her family or guests.

d. Members of Lake of the Woods Fire & Rescue Company, who are not LOW residents, will be issued barcodes for their vehicles upon receipt of an annual letter of request from the Fire & Rescue President or Chief to the General Manager. The barcode authorizes entry only for the Fire & Rescue member and NOT his/her family or guests.

e. Officials of Lake of the Woods Church, who are not LOW residents, will be issued barcodes for their vehicles upon receipt of an annual letter of request from the Pastor or Administrator to the General Manager. The barcode authorizes entry only for the member and NOT his/her family or guests.
II. ADMITTANCE TO LAKE OF THE WOODS (CONT’D) (10/7/17)

f. Contractors may purchase barcodes upon completion of applicable forms and payment of an annual barcode fee in accordance with procedures approved by the General Manager. Contractor barcodes only provide access between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday.

g. Barcodes issued to persons authorized access to all LOWA amenities, including Lakes, Parks, Golf Course, and Equestrian Center, will have white or black backgrounds. Barcodes issued to persons not authorized access to amenities, e.g. contractors, will have a colored background.

h. Handheld barcodes may be issued in special circumstances with the written permission of the General Manager, and are generally intended for use by law enforcement officers.

2. Temporary Passes

a. Vehicles not displaying a barcode, when on LOWA property, must display a temporary vehicle pass on the dashboard or hanging from rear view mirror.

b. Temporary vehicle passes may be prepared by manual or computerized methods. The passes may be black and white, colored, or combinations of colors. The passes are to show information about a vehicle’s authorization for entrance to LOWA including, but not limited to, dates of authorized entry, purpose of entry, locations to be visited, and expiration date. The specific format, colors, and details of the information displayed shall be standardized and approved by the General Manager.

c. Unless approved by the General Manager, temporary vehicle passes will be valid for no longer than thirty (30) days, after which they must be renewed.

d. Vehicles with valid temporary vehicle passes may enter LOWA through the visitor lane at the Main Gate.

e. Members, registered tenants, and guest pass holders who do not want a barcode on their vehicle will be issued a temporary vehicle pass according to procedures established by the General Manager.

f. Loss or misuse of vehicle passes will be subject to the same penalty as ID Cards, or family guest passes.

3. Exceptions:

Those excepted from the above vehicle identification procedures are the following:

a. Official government vehicles, e.g. USPS, police cars and school buses.
II. ADMITTANCE TO LAKE OF THE WOODS (CONT’D) (10/7/17)

b. Clearly marked public utility (REC, RSA, Verizon), major parcel delivery (UPS, FEDEX), waste and recycling removal (County Waste), and fuel delivery during business hours.

c. Towed vehicles registered at the Security Gate upon entry by the owner of the vehicle and/or tow truck operator. Towed vehicles exiting LOW may be subject to clearance by Security personnel.

E. LOWA VISITOR MANAGEMENT SYSTEM

1. General: LOWA maintains a visitor management system to expedite visitor processing and track data regarding visitors on the premises. The primary source of data in the system is LOWA members and registered tenants who must authorize LOWA security to admit their guests, vendors, contractors, and the like by one of the following methods:

   a. Computerized notification (preferred method). Members and registered tenants log into the host website and complete the requested information. There is no limit to the number of guests that may be authorized entrance in this manner. Authorization may be made for single visits and multiple visits over a period up to one year.

   b. Telephone (secondary method). Telephone calls can be made by members and registered tenants to Security. Each member and registered tenant is limited to authorizing three (3) individuals per day by telephone call.

   c. Written lists. Written guest lists may be taken to Security. If a member needs to authorize more than three (3) persons to enter in a day and does not choose to use computerized notification, the written list method must be used.

2. Construction Workers and Service Providers:

   Each construction worker and service worker, such as yard workers (other than LOW residents) entering LOW for the purpose of participating in construction or other work, who are not driving a vehicle displaying a barcode, will be required to obtain a Construction Worker/Service Workers temporary vehicle pass at the Main Gate upon entering LOW. Construction workers are required to follow procedures for obtaining and using passes set forth in LOWA Regulations XVI. Environmental Control and Construction Procedures, Section J. Access.

3. Real Estate Sales:

   The following requirements apply to access for open houses and estate sales within LOW:

   a. Real estate sales persons, other than LOWA members or registered tenants with current LOWA IDs, are required to show their business card at Security.
II. ADMITTANCE TO LAKE OF THE WOODS (CONT’D) (10/7/17)

b. Real estate sales persons are required to make arrangements with Security for entry of clients driving in separate vehicles in advance of anticipated visits.

c. Real estate sales persons and estate sale auction brokers are required to make arrangements with the General Manager through the Security Office, prior to conducting an open house or auction. Authorizations are subject to limitations on method of admission of individuals to LOW, on-street parking at the property, and signs on LOWA and private property.

#  #  #
III. REGISTERED TENANTS (6/10/2020)

A. GENERAL

1. LOWA is a community comprised of single family residence dwellings. A Tenant is a Non-Member residing in a home in LOWA where the homeowner does not reside, regardless of whether any money or in-kind consideration is exchanged with the homeowner. The exception is the homeowner’s parents, children, brothers and sisters.

2. All Tenants (including Short-Term Tenants, who are deemed to be Tenants registered for thirty (30) days or less) must be registered by Members. A Registered Tenant is anyone who (1) meets the Tenant requirements in Subsection A.1, (2) has a properly executed Tenant Information and Acknowledgement Form on file with LOWA documenting the Tenant/Member relationship, including a listing and contact information of all occupants of the property and acknowledgement and consent to LOWA’s rules and regulations, and (3) has Tenant Fees paid by the Member in advance of occupancy, and if applicable, annually thereafter. Short-Term Tenants shall be registered through Member Services or entered into the Visitor Management System with LOWA Security.

3. Members with Tenants (including Short-Term Tenants) must pay LOWA the Tenant Fee for all of their Tenants. The Tenant Fee is a fee charged to Members who make arrangements with Non-Members to allow them to occupy their homes, in accordance with Paragraph 12.D of their Section’s Declaration. (See Regulation III.B). The purpose of the Fee is to compensate LOWA for the management and use of amenities and for the wear and tear on LOWA streets, parks, recreational amenities, assets, and resources by Tenants residing in the community. The Tenant Fee will be charged to the Member for each tenancy. The amount of the Tenant Fee will be set by the Board of Directors annually and will run in LOWA’s fiscal year from May 1 to April 30 of the following year. For purposes of measuring the length of any tenancy, one day of Tenant occupancy in a calendar month will be deemed as Tenant occupancy for that entire month.

4. Registered Tenants will be authorized to use LOWA amenities upon payment of applicable fees set forth in the Board Adopted Fee Schedule for such use.

B. RENTAL LIMITATIONS SET BY DECLARATIONS OF RESTRICTION

Lake of the Woods Declarations of Restrictions Section 4.B. states as follows: “Homeowners may rent up to two homes within Lake of the Woods to tenants who will comply with all Lake of the Woods Covenants and regulations. This provision applies to every lease application submitted to LOWA on or after March 8, 1998.” (Referendum August 1996).

Lake of the Woods Declarations of Restrictions Section 12.D, states in part as follows (except for Declarations for LOWA Sections 5, 9, 10, 12 and 18): “Additionally, the Association shall have the power to levy a tenant fee in an amount not to exceed the current annual charge upon the owners of lots occupied by other than the lot owners.” (Referendum August 2014)
III. REGISTERED TENANTS (CONT’D) (6/10/20)

C. MEMBER RESPONSIBILITIES

1. Members who wish to lease their homes to Non-Members (Tenants) must complete a properly executed Tenant Form prior to Tenant occupancy and pay all Tenant Fees in advance.

2. Members will be responsible for the actions of their Tenants, including charges and summons for each occupant of the household as well as all guests the Tenant authorizes to have access to the community. (See Regulation I.G.)

3. The Member’s account will be billed for all Tenant Fees and any other charges levied against the property, and the Member will be responsible for making payment, or assuring that such charges and fees are paid timely.

4. The Member will complete and submit the Tenant Check Out Form in a timely manner, but no more than thirty (30) days of when the Tenancy relationship terminates. Delays in submission may impact the total amount of Member refund.

D. TENANT RESPONSIBILITIES

Tenants must sign the Tenant Form which will require acknowledgement of and consent to any LOWA Rules and Regulations.

E. ADMINISTRATION

1. LOWA will process Tenant Forms within five (5) days of receipt and will issue up to two (2) Tenant ID cards. The ID card authorizes admittance to LOWA and all amenities. All other authorized occupants must be issued other types of ID cards or guest passes.

2. The Tenant Form must be complete in all respects including the names and contact information and vehicle information for the Tenants and all authorized occupants who will reside in the home and their relationship to the Tenant. The Tenant Form will include the tenant's acknowledgment of and consent to LOWA rules and regulations. In addition, LOWA will communicate any issues with respect to a Tenant-occupied home to the Member and the Tenant in a timely manner regarding violations of LOWA rules and regulations, charges, summons, etc.

3. If a Tenant Form is submitted by a Member’s agent, a copy of the agency agreement, or a signed statement by the Member and agent that the agent is authorized to act on behalf of the Member must accompany the Tenant form. LOWA will only communicate with a Member’s agent if a copy of the agency agreement or written statement is on file with LOWA.

4. LOWA will process the Tenant Check Out Form within seven (7) days of receipt and a refund of unused Tenant Fees will be issued. Tenant Fees for Annual tenancies
terminating early will qualify for refunds based upon the amount of months left in the fiscal year (May 1 through April 30). Such refund will comprise prorated amounts representing all full months remaining under the lease term up through April 30 beginning with the full month on which the date the Tenant Fee refund request is submitted in writing to the Finance Department.

5. LOWA reserves the right to request from the Member or Agent a copy of the lease agreement with the Tenant.

F. LOWA will accept a Tenant Form to sublease a property for single family dwelling use only.

G. UNREGISTERED TENANTS

Members who allow unregistered Tenants to occupy their homes will be issued a summons and must appear before the Legal and Compliance Committee for adjudication. If found guilty, the Member will be required to contact the Finance Department and register the Tenant in accordance with the requirements of this regulation and bring the account with LOWA to current status, including the payment of the summons and Tenant Fees in arrears.
IV. INDIVIDUAL BEHAVIOR

A. GENERAL

1. Any person, other than a member of LOWA or a registered tenant, who violates any LOWA Regulations or is found guilty of violating a State or Federal law while in LOW may be denied admittance to LOW for a period up to twelve (12) months.

2. Members, tenants and/or guests are to treat LOWA employees and Security personnel with dignity and respect. Members or guests should address any complaint about the conduct of a LOWA employee or Security personnel to the General Manager. (3/1/14)

3. Members or registered tenants, their families and guests are responsible for their conduct with respect to the consumption of alcohol and will comport themselves with due regard for the common good of LOWA, including the rights of other members, registered tenants, their guests and families. (3/1/14)

4. LOWA employees serving alcohol have the right and obligation to refuse service to any person requesting service in violation of the law or whenever the person requesting service has, in the employee’s judgment, and at their sole discretion, consumed an excessive amount of alcohol in a given time period. (3/1/14)

5. No person shall, in the presence or hearing of another, curse or abuse another person, or use any abusive language under circumstances reasonably calculated to provoke a breach of the peace. (3/1/14)

B. ANIMAL CONTROL (6/6/18)

1. No dogs or other pets shall be permitted to run at large within LOW or be allowed on any public beach. Except for dogs inside the designated Dog Park described in Subsection B.12, all animals must be kept leashed and under the Owner’s/ handler’s immediate control when on the Common Areas or other Lots.

2. The trapping or killing of wild animals, other than rats, mice, moles and other destructive pests within LOW is prohibited. As an exception, the General Manager may authorize such activities in specific situations.

3. No individual shall raise domestic poultry, ducks, geese or other waterfowl on his/her property.

4. The feeding of wild or stray animals on LOWA property is prohibited. (1/1991)

5. The release of fish and wildlife obtained outside of LOW into LOW lakes shall be prohibited, except in the case of live bait, or unless otherwise authorized by the General Manager’s Office.

6. No person shall abandon any dog, cat or other domestic type animal anywhere in LOW.
IV. INDIVIDUAL BEHAVIOR (CONT’D)

7. No horse activity shall be allowed on LOW roads or grounds outside the LOWA Equestrian Center, except as authorized by the General Manager for community special events or weddings. (4/1991)

8. Pet owners shall be responsible for the removal of their pet’s droppings from LOWA grounds, road rights-of-way and other LOWA member lots, as well as removal of any pet droppings on their own lot which may accumulate and thereby cause an offensive odor or unsanitary condition.

9. No pet may be kept within the Association which causes a nuisance, results in any annoyance, or is obnoxious to the members of the Association or other residents in the vicinity or is in violation of the rules and regulations regarding pets. Each Owner keeping pets on his or her Lot must comply with all requirements of law applicable to such animal, including without limitation, vaccination and registration of animals, as well as Orange County laws regarding dangerous and vicious dogs. (1/2013)

10. No Owner may keep or maintain on any Lot a “Dangerous Dog” or “Vicious Dog” as defined in the Code of Virginia or Orange County Code, as both may be amended from time to time. If a dog is classified as “dangerous” or “vicious” by Orange County or other governmental authority, such dog must be removed from the property within thirty (30) days of such classification, or such shorter period of time as the Legal and Compliance Committee or the Board of Directors may determine. Each Owner shall be absolutely liable to each and all other Owners, their families, guests, permittees and invitees, and to the Association, for any and all damage to person or property caused by any such pet brought upon or kept on the Properties by such Owner or by his family, guests, permittees, or invitees. (1/2013)

11. A person with a disability shall have the right to be accompanied within the Association by a dog trained and in service as a service animal. A service dog shall not be considered a pet. (1/2013)


   a. Dog Park is an off-leash, fenced facility located at the LOWA-owned Life Estates Property and operated by LOWA in cooperation with the Happy Tails Dog Club.

   b. Dog owners/handlers may walk leashed dogs to and from the fenced Dog Park, but are otherwise restricted from use of the non-fenced portion of the Life Estates Property to minimize disruption of Dog Park use.

   c. Dog Park use is limited to LOWA members in good standing, registered tenants, authorized handlers, accompanied guests, and individuals or groups who receive authorization from the General Manager, subject to the Declarations, Bylaws and these Rules. Authorized handler is defined as a person authorized by the owner to handle the owner’s dog.

   d. Dog Park users must observe all posted rules.
IV. INDIVIDUAL BEHAVIOR (CONT’D)

e. Dog owners are responsible for damages to person or property caused by their dogs.

f. Unless otherwise posted, Dog Park hours of operation are sunrise to sunset.

13. Happy Tails Dog Park Specific Rules

a. Dogs with their Owners/handlers must be registered with LOWA through the Happy Tails Dog Club with up-to-date information on primary residence; record of rabies, distemper and Bordetella shots on file; Orange County dog license and proof of liability insurance. The Club is authorized to collect and maintain the dog records on behalf of LOWA.

b. All persons inside the enclosure of the Dog Park must wear their designated identifier (Dog Park Lanyard), with current ID. Shoes must be worn at all times and your mobile phone should be handy.

c. Dogs shall be accompanied inside the enclosed area in the Dog Park only by owners/handlers aged 16 and older.

d. A limit of two (2) dogs per owner/handler in the Dog Park at the same time is permitted. Only one (1) person may be in the entry area with their dog(s) at any time.

e. Dogs under six months of age are not permitted in the Dog Park.

f. Female dogs in heat are not permitted in the Dog Park.

g. Owners/handlers may bring water, in plastic bottles only, not glass, into the enclosure of the Dog Park. No other food (human or dog food or dog treats) or beverages are permitted inside the enclosure of the Dog Park.

h. Use of tobacco products is prohibited in the Dog Park.

i. To ensure a healthy environment for all dogs, they should be free of contagious conditions, including coughing, vomiting and diarrhea, for at least one week prior to visiting the Dog Park.

j. No professional dog training may be done in the Dog Park unless first approved by the LOWA General Manager.

k. Dogs must be kept on leash until they are in the designated enclosed off-leash area. All dogs inside the enclosure of the Dog Park must be off-leash. Dogs still on leashes may feel threatened by dogs that are off leash. Owners/handlers must be inside the enclosure of the Dog Park with their dog(s) at all times with leashes in hand. Remember that some dogs may not get along. Watch your dog carefully to prevent possible problems. No dog may be unattended.

C. USE OF FIREARMS AND RELATED ITEMS

1. Firearms are not permitted within LOW except as provided for by Federal and State law.
IV. INDIVIDUAL BEHAVIOR (CONT’D)

2. No person other than a law enforcement officer in the performance of his duty shall discharge a firearm within LOW at any time.

3. No person shall discharge “B-B” or pellet-type rifles or pistols within LOW. (1/1991)

4. The laws of the Commonwealth of Virginia govern the use of Fireworks on private property within Lake of the Woods. No Fireworks may be discharged on LOWA property except with the permission of the General Manager.
   
a. Prohibited Items: the following types of Fireworks require a permit to be discharged on private property: firecracker, torpedo, sky-rocket, or other substance or thing, of whatever form or construction, that contains any explosive or inflammable compound or substance, and is intended, or commonly known, as fireworks and which explodes, rises into the air or travels laterally, or fires projectiles into the air.
   
b. Allowed items: The following types of Fireworks do not require a permit to be discharged on private property: sparklers, fountains, Pharaoh’s serpents, caps for pistols, or pinwheels commonly known as shirligigs or spinning jennies. (4/2005)

5. The use of bows (such as crossbows) and arrows are not permitted within LOW. (2/2009)

D. SOLICITATIONS

1. No solicitation of any kind will be permitted except for the following:
   
   
b. Annual CHART (Cancer, Heart and Red Cross Together) Fund drives.
   
c. Casual solicitation by LOW school children to support school activities, Girl Scouts and Boy Scouts.
   
d. Annual White Cane Days by Lions Club.

2. All others desiring to solicit within LOW must have the written permission of the General Manager. Requests to solicit must be submitted in writing to the General Manager at least forty-five (45) days in advance of the date desired.

E. Deleted in its Entirety (3/1/14)
IV. INDIVIDUAL BEHAVIOR (CONT’D)

F. SMOKING (11/3/2018)

1. Smoking, including the use of electronic smoking devices is prohibited in LOWA buildings, LOWA vehicles and enclosed spaces, pavilions and gazebos on LOWA owned property; provided however, the General Manager may designate areas where smoking, including the use of electronic smoking devices, is permitted. The General Manager may designate areas where smoking is permitted.

2. For the purpose of this Regulation “Electronic Smoking Device” means any electronic device that can be used to deliver an inhaled dose of nicotine or other substance, such as an e-cigarette, e-cigar, e-pipe e-hookah, or vape pen, or under any other product name.

G. OTHER ACTIVITIES

1. All parks shall be closed from 11:00 p.m. to 7:00 a.m., unless an exception has been granted by the General Manager. All beaches shall be closed from 10:00 p.m. to 7:00 a.m., unless an exception has been granted by the General Manager. (2/2020)

2. Except for the dumping allowed at the designated Lake of the Woods Compactor Site, and dumping of leaves (removed from their bags), and dumping of tree limbs, not to exceed two (2) inches in diameter, allowed at LOWA Area 9.9; all other dumping, and littering anywhere in LOW (on LOWA and private property), is prohibited. (1/2010)

3. The outside burning of wood, leaves, trash, garbage or household refuse of any kind is prohibited. Controlled campfires are allowed in the campgrounds.

4. No sledding, skiing, vehicular or other activity which may lead to turf damage shall be allowed on the dams. (10/2007)

5. No portion of any park or beach will be used for golfing practice or any other activity incompatible with its intended use. (10/2007)

H. WHEELED DEVICES (9/16/20)

1. The use of skateboards, roller blades, roller skates, scooters, or other similar wheeled recreational devices is prohibited on Lakeview Parkway, Mt. Pleasant Drive, Yorktown Boulevard, parking lots, mail stations, Clubhouse Point, the Clubhouse entry and driveways (see VIII.B.9), Clubhouse Pool/Fitness Center sidewalks and entryways, the golf course (see IX.A.2b), pickleball and tennis courts (see XIII.D.2.), park and campground pavilions and park equipment, the Holcomb Building, Community Center sidewalks, and the Stables.

2. Parents and guardians are responsible for use of helmets and other appropriate protective gear by minors who are using skateboards, roller blades, roller skates, scooters, bicycles or other similar wheeled recreational devices.
IV. INDIVIDUAL BEHAVIOR (CONT’D)

3. The use or operation of skateboards, roller blades, roller skates, scooters, bicycles or other similar wheeled recreational vehicles on LOWA property is done at the sole risk of the user, including injury and/or property damage.
V. USE OF PROPERTY--INDIVIDUALLY OWNED AND LOWA OWNED PROPERTY

A. GENERAL

Each dwelling unit within LOW shall provide a residence for only one household, i.e., one or two persons and their immediate families (father, mother, grandmother, grandfather, sisters, brothers, children, grandchildren and persons married to same) living together as a single housekeeping unit. (1/2012)

B. RECREATIONAL VEHICLES AND TRAILERS OF ANY KIND (Effective May 1, 2016)

1. No recreational vehicle configured for living accommodations (motorized or other) shall be parked, placed or stored on any LOW residential lot. Individual variances may be granted by the ECC. Limited temporary parking may be permitted at the discretion of the ECC, for the purpose of loading or unloading and seasonal cleaning and maintenance: duration usually not to exceed four (4) days. (3/16/2016)

2. Under no circumstances shall any recreational vehicle (motorized or other) be used as living accommodations while parked, placed or stored on any residential lot, or any other area in LOW other than the Campgrounds. (3/16/2016)

3. Other vehicles including but not limited to boats, other watercraft, trailers of any kind or nature whether recreational or nonrecreational, including but not limited to, boat trailers, work trailers, construction trailers and all other trailers (open or closed) may be parked, placed or stored on residential lots in locations where the vehicle or trailer is reasonably inconspicuous, primarily from the roads and secondarily from the lakes and golf course. A vehicle or trailer may be considered as reasonably inconspicuous through use of covers (See Regulation V.K.), plants, or screening (e.g., lattice-work, etc.). Vehicles or trailers should be close to and at the side or rear of the owner’s residence. In the event that the design of the residence and/or lot precludes placing the vehicle or trailer at the side or rear of the owner’s residence, the vehicle or trailer may be parked in close proximity to the front of the residence. Vehicles and trailers may also be parked in garages; or in suitable carports that have been approved by the ECC. Wherever these criteria cannot be met, such vehicles or trailers may NOT be placed on residential lots. Owners must use reasonable and considerate judgment in this respect. (3/16/2016)


C. TRUCKS, COMMERCIAL VEHICLES, FARM AND LANDSCAPE EQUIPMENT (4/2014)

1. For purposes of this Regulation, a “truck” is any vehicle used for transporting materials, moving products, or otherwise used for business/commercial purposes or is *titled/licensed or tagged as a truck. (*Reference: Restrictive Covenants Section 8.A(o)) (8/4/2018)

2. The vehicles and equipment listed below shall not be parked on any LOW residential lot overnight (defined solely for this rule as 11 pm to 4 am) or longer except during and in connection with approved construction projects on that lot: (8/4/2018)
V. USE OF PROPERTY--INDIVIDUALLY OWNED AND LOWA OWNED PROPERTY (CONT’D)

a. Any truck at or more than a one-ton classification except a truck with a pickup style body. (8/4/2018)

b. Any truck with a flat bed, or dump body. (8/4/2018)

c. Any van with a higher than standard top or with a wider than a cab body except a Sprinter or similar van used for residential purposes. (8/4/2018)

d. Any truck with a utility body or vehicles with commercial markings (writing and or graphics) or with ladders or commercial equipment visible from or on the exterior of the vehicle except those housed in an ECC approved garage or sufficiently screened from view from the street, lake and golf course. Those vehicles are complying if screened using ECC approved covers, decorative sections of lattice, and or plants. Blank magnetic signs may also be used to cover commercial markings while parked on any LOW residential lot to meet compliance requirements. (8/4/2018)

e. Farm-license vehicles, farm and landscape equipment may not be kept on any lot overnight or longer except during and in connection with approved construction projects on that lot. (8/4/2018)

3. No vehicle may be parked on a LOW residential lot at any time in such a way to constitute an advertisement. (4/2014)

4. Lawn and garden tractors of less than a 20 horsepower motor may be stored on lots provided they are stored under an ECC-approved cover or stored in an ECC approved garage or shed when not in use. (4/2014)

5. Vehicles and equipment that are not compliant with this Regulation kept on a lot during and in connection with construction on the lot shall be removed not later than four days after completion of construction. (4/2014)

6. Official government vehicles, except for school buses, are exempt from this Regulation. (4/2014)


D. PERSONAL PROPERTY/INOPERABLE VEHICLES / UNLICENSED MOTOR VEHICLES (2/2012)

1. Personal property, such as lawn and garden tractors (20 hp or less), equipment, ladders, receptacles for trash, accumulations of building supplies, lumber, toys, etc., shall not be stored in the front or side yards or in an unsightly manner in back yards. It is recommended these items be stored in a basement, garage, or approved shed. Installation of any building in which to store personal property requires ECC approval.
V. USE OF PROPERTY—INDIVIDUALLY OWNED AND LOWA OWNED PROPERTY (CONT’D)

2. Inoperable vehicles, vehicles in a visible state of disrepair, or vehicles lacking proper registration or license plates, shall not be parked or stored on any residential lot unless parked in a completely enclosed garage.

3. Unlicensed motor vehicles are those not displaying the full current legal documentation required for license to travel on public roads of Virginia. (2/2012)

E. INSTALLATION AND MAINTENANCE OF IMPROVEMENTS (1/2012)

Residential lot owners in LOW who propose new or expanded improvements in LOWA road rights-of-way, drainage easement or any other LOWA properties are required to obtain a permit. A completed application and plans for the improvement shall be submitted by the property owner or builder to the General Manager or his/her designee for approval.

1. Prior to any vehicular access to an undeveloped residential lot from LOWA roads, a culvert and/or entrance driveway shall be installed and approved.

2. New or expansion of existing improvements include, but are not limited to:
   a. Bulkheads, driveway culverts, road right-of-way improvements, paved driveways, and drainage easement improvements.
   b. Planting trees, shrubs, flower beds, installing rip-rap, rock gardens, walls, fences, bulkheads, abutment at the end of culverts, statuary, name signs, and night lights.

3. The proposed improvement(s) must be designed, installed and maintained in such a manner that does not:
   a. Impede any maintenance, installation or construction, which must be done on LOWA property by LOWA Maintenance or utility companies.
   b. Obstruct or aggravate runoff in drainage easements and roadside ditch lines or detract from the general attractiveness of LOW.
   c. Obstruct a vehicle operator’s sight lines to oncoming traffic near intersections.

4. **Maintenance:** From the time an approved permit for a new, expanded or improved installation has been issued, the lot owner is wholly responsible for its construction and maintenance. If the approved installation is damaged in any way, whether by natural causes or otherwise, the restoration or removal is the responsibility of the property owner and must be done in a timely manner.

5. **Road Rights-of-Way, Roadside Ditches Culverts and Drainage Easement Protection:** (4/15/15)
V. USE OF PROPERTY--INDIVIDUALLY OWNED AND LOWA OWNED PROPERTY (CONT’D)

a. During construction of any improvements or installations, all materials or equipment shall be stored on private property and not in the road right-of-way or on any LOWA property.

b. Any improvement installed within 10 feet of the edge of the road pavement may not constitute a hazard to any vehicle attempting to utilize the shoulder in an emergency.

c. Abutment walls installed over entrance culvert ends may not extend higher than the surface of the driveway.

d. Should a lot owner remove any existing improvement which does not conform to this rule, it shall not be replaced.

e. The property owner shall not dispose of any materials (particularly yard debris/waste such as tree debris, leaves, grass clippings, litter, animal waste, etc.) in the LOWA road rights-of-way (i.e., ditches and roads).

f. A property owner shall not take actions to kill off or prevent growth of vegetation in ditches or drainage easements without stabilizing the ground within seven (7) days from start of removal with sustainable vegetation to prevent erosion. (4/15/15)

F. LOT MAINTENANCE (1/2012)

1. Improved and unimproved property will be maintained in a neat and orderly condition.

a. Dead trees (whether standing, leaning or lying on the ground), tree cuttings, piles of underbrush, unstacked rotting or decayed logs, or any debris or items other than natural growth, must be removed.

b. All uprooted tree stumps, logs and brush piles must be removed from the lot. Firewood shall be neatly stacked in fireplace lengths of twenty-four (24) inches or less, and shall be limited to two (2) cords per lot at any one time stacked no higher than five (5) feet unless ECC approves otherwise. Firewood may be placed anywhere on a lot so long as it is neatly stacked and any covering must be in accordance with Section V.K. (2/7/2015)

c. All lots, open decks, porches, docks and carports shall be maintained in a neat and orderly condition (e.g., no debris, rubbish, appliances or interior furnishings).
V. USE OF PROPERTY--INDIVIDUALLY OWNED AND LOWA OWNED PROPERTY (CONT’D)

d. Play equipment, including swings, sandboxes, playhouses, climbing structures, trampolines, etc., shall not be placed in the setback area. All equipment and location must be maintained in a neat and orderly condition.

e. Pet runs, dog runs and animal shelters require approval (refer to XVI.K.1 for guidelines on size and placement). They must be placed in the rear yard, not in the setback area of the owner's property, and maintained in a neat and orderly condition.

f. Portable children’s wading pools are permitted, but must be removed on a daily basis from the view from the street when not in use. (5/17/17)

2. House Numbers. All house numbers shall be displayed on a post or similar structure at the street property line using reflective numbers of contrasting colors at least three inches high. The numbers must be placed so that they may be read from either direction. The numbers must be displayed so that they are readable from the street at night when illuminated with vehicle headlights.

3. Tree Cutting and Preservation:

a. Removal of trees six inches or greater in diameter (measured no higher than 12 inches above the ground) from any lot or parcel of land without the written approval by ECC is prohibited.

b. When tree stumps are not removed from the property, they shall not be left higher than 12 inches above the ground.

4. Bulk Storage of Gasoline. There shall be no bulk storage of gasoline above or below ground on any residential lot.

5. Snow Removal. Snow removal from private driveways is the responsibility of individual residents. During snow or ice conditions, no vehicle shall park in a private driveway forward of the lot's front boundary. Violators are subject to penalties and/or towing at the owner's expense.

6. Outdoor Lighting. Outdoor lighting by individual lot owners or tenants will be shielded downward so as to avoid interference with the vision of motorists or the invasion of the privacy of the residents. This will apply to lighting on LOWA properties such as roads, parking areas, and exterior building lighting.

G. SHORELINE STABILIZATION (1/2012)

1. Shorelines must be stabilized before construction. Permits for shoreline stabilization on the lakes must be obtained from the General Manager or his/her designee.
V. USE OF PROPERTY--INDIVIDUALLY OWNED AND LOWA OWNED PROPERTY (CONT’D)

before construction is started. The specifications for the construction of shoreline stabilization are attached as Exhibit A to this Section. Building permits will not be issued for construction on lots fronting on the lakes unless such plans include shoreline protection as prescribed in Exhibit A and location of actual shoreline stabilization is approved as stated in paragraph 2 below. The Orange County Building Inspector will insure shoreline stabilization is completed at the time of the footing inspection.

2. Shoreline stabilization accomplished at any time must conform to the existing shoreline (where the water meets the land) unless a waiver in writing is granted by the General Manager or his/her designee. Waivers will not be granted under any circumstances when such waiver would interfere with adjoining property, be a hazard to navigation or because a property owner desires to reclaim property lost through erosion or wave action.

3. Silt at the lake shore line of a lot owner's property may be removed from the lake with the approval of the General Manager or his/her designee.

H. SIGNS (1/2012)

1. **Signs on LOWA Property:** The placing of any sign on LOWA property is prohibited except in designated areas on the day of an election or with the written permission of the General Manager.

2. **For Sale Signs:** Must be a painted (tan is suggested) wooden stake, approximately two inches by four inches, five and a half feet high, driven approximately two feet into the ground, with the lot number and contact phone number displayed. Sellers are also permitted to place one black and white electronically readable barcode or tag on each side of the sign post, not exceeding 3 1/4 by 3 1/4 inches in size, solely for the purpose of providing electronic access to real estate information regarding sale of the property. The stake should be driven within the lot line but not in the ditch between the pavement line of the street and the lot line. Stakes are available from the LOWA Maintenance Department by application. For sale signs on LOWA property are prohibited.

3. **Political Signs:** Only one political sign per issue or candidate, no larger than 4 square feet may be displayed on any residential lot. Political signs may be displayed no earlier than six weeks prior to an election and must be removed the day after the election. Political signs on Association property are not allowed except for two exceptions. The first exception is on Election Day. The second exception is on the day of a political event at which the candidates will appear. For both of these exceptions the signs must be in an area designated by the General Manager.

4. **Yard Sale Signs:** Only one sign, no larger than 2 feet by 2 feet on any residential lot on the day(s) of the yard sale. Signs are limited to two consecutive days, three times per year per lot. Yard sale signs on LOWA property are prohibited.
V. USE OF PROPERTY--INDIVIDUALLY OWNED AND LOWA OWNED PROPERTY (CONT’D)

5. Nonprofit, Fund Raising, Informational, Organizational Signs: These signs may be temporarily placed in designated areas with written permission from the General Manager.

6. Business Signs: All business signs are prohibited.

7. No Trespassing Signs: (5/2/20)

   a. Applicability

      All lot owners may submit an application to the Environmental Control Committee for approval to post No Trespassing Signs.

   b. Location

      1. For a residential lot abutting the golf course or another LOWA parkland recreational area, a sign reading NO TRESPASSING may be installed in accordance with the following criteria:

         Up to two signs per lot may be installed along a rear or side property line that abuts the golf course or a LOWA parkland recreational area, which includes but is not limited to a marina, beach, lake access area, park, pickleball/tennis court, swimming pool, campground and dog park.

         An application for No Trespassing Signs on such a lot shall require written approval by the ECC Chair as to form and substance. Such application shall be deemed approved by the ECC, in accordance with Section 8 (g) of the Declaration, so long as it fully meets the aforementioned conditions and criteria.

      2. For any other residential lot, the lot owner may apply for approval of up to two signs per lot installed along a rear or side property line that abuts another residential lot from the ECC according to Section 8 (g) of the Declaration to be decided by the ECC on the justification provided by the lot owner.

   c. Design Standard

      Size: 16 inches x 9 inches

      Material: Non-corrosive metal (aluminum) or coroplast

      Color: Black background, gold lettering

      Lettering style: Times New Roman, 2 1/2 inch, “NO”, and 1 3/4 inch, “TRESPASSING”

      Wording: NO TRESPASSING
V. USE OF PROPERTY--INDIVIDUALLY OWNED AND LOWA OWNED PROPERTY

(CONT’D)

d. Installation Specifications:

Signs are to be installed such that the top of the sign will be approximately 12 inches above the ground, with the bottom of the sign 3 to 5 inches above the ground. Coroplast signs are to be supported by a non-corrosive metal H stake; aluminum signs are to be supported by a metal T stake. The stakes are to be firmly driven into the ground to a depth sufficient enough to ensure long-term stability. The lot owner will ensure signs and support stakes are maintained in a good condition.

I. YARD SALES (1/2012)

Yard sales are limited to two consecutive days, three times per year per lot. Yard sales are not open to the general public and must be coordinated with the ECC and Security (for parking and safe road conditions). The display of sale items is limited to the resident’s driveway and garage. Hanging items from trees is prohibited.

J. BOAT/RV LOT STORAGE (1/2012)

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.
V. USE OF PROPERTY--INDIVIDUALLY OWNED AND LOWA OWNED PROPERTY (CONT’D)

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. (6/3/17)

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. (6/3/17)

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. (6/3/17)

K. COVERS (1/2012)

Covers used for covering wood piles, parked cars, lumber piles, boats, lawn equipment, etc., must be in muted tones of dark green, browns, khaki, or camouflage and must be maintained in a neat and orderly condition.

L. BUSINESS USE OF RESIDENTIAL PROPERTY (1/2012)

A resident may use his/her residence to engage in any occupation conducted within the dwelling unit or approved accessory structure with the following stipulations:

1. No business activity which causes increased traffic or parking over normal residential use is permitted.

2. No noxious odor, offensive sound or illegal activities shall be carried out on any lot nor shall anything be done on any lot that shall be or become an unreasonable annoyance or nuisance to the neighborhood.
V. USE OF PROPERTY--INDIVIDUALLY OWNED AND LOWA OWNED PROPERTY

(CONT’D)

3. No mechanical equipment which is not customarily incidental to a resident or utility structure is permitted.

4. No materials delivered for business purposes or left for customer pickup may be stored outside the residence or accessory structure.

5. No signage or visual evidence that would indicate a business is conducted within or from the residence or accessory structure is permitted.

M. Yard Sales

1. Yard sales shall be subject to prior notification to ECC.

2. Residents who wish to conduct yard sales are requested to coordinate their activities with Security to assure required provisions are provided for parking, to avoid unsafe road conditions.

3. During the yard sale, one sign no larger than one and a half (1½) by two (2) feet will be allowed on the resident’s property. Signs on LOW property are prohibited.

4. Yard sales shall be limited to the resident’s driveway and garage.

5. Items hanging from trees are prohibited.

6. Balloons and other attractions are prohibited.

7. Yard sales are limited to two (2) consecutive days, three (3) times a year per lot. Otherwise, all yard sale merchandise shall be removed from sight.

8. Yard sales shall be limited to LOW residents and their guests. They shall not be open to the general public. (5/06)

N. Lawn Fertilizer

1. The application of fertilizer containing phosphorus shall be prohibited, except when a soil test deems it to be necessary and a permit is obtained from the General Manager’s office. (6/10)
I. Areas to be protected:

All Lake areas will be protected with lumber, gravel, rip-rap, sand or other approved materials

II. Permit:

Prior to installation of any shoreline stabilization a permit must be obtained from the Maintenance Superintendent, signed by the General Manager, in accordance with LOWA Regulations.

III. Shoreline Stabilization Measures:

Specifications described below are minimal for normal conditions on the Lakes. Where abnormal conditions exist, deviation from the minimum may be allowed. Contact the Maintenance Department for assistance.

A. WOOD BULKHEADS:

1. Wood bulkheads may be used if proper tie-in to shore is accomplished and if the fill behind the bulkhead is number eight (8) VDDT stone size or larger, to approximately one (1) foot above the normal Lake water line. If grass is to be planted over the fill a minimum of eight (8) inches of dirt is needed to support grass.

2. For the main vertical support posts, six (6) inch round pressure treated posts or four (4) inch by four (4) inch pressure treated posts are required. The horizontal braces will be two (2) by six (6) inches minimum. Tiebacks will extend back at least four (4) feet from the face of the bulkhead unless specifically excepted on the permit. The tieback stakes will be four (4) by four (4) by thirty-six (36) inches and will be driven no closer than three (3) feet to the back of the bulkhead. The bulkhead will be capped by two (2) by eight (8) inch boards. The vertical boards will be one (1) by six (6) inch minimum and must be of sufficient length that they may be driven a minimum of one (1) foot into the Lake bottom. Filter cloth with an equivalent opening size of seventy (70) to one hundred (100) U.S. standard sieve and a thickness of not less than ten (10) mil. will be used.

3. The maximum spacing of the main vertical support posts is five (5) feet, center to center.

4. The following variances may apply:

   a. Under normal conditions tiebacks may be attached to every other post rather than every post, except that tiebacks will not be farther apart than ten (10) feet maximum.
EXHIBIT A (CONT’D)

b. If the six (6) inch diameter pressure treated four (4) by four (4) inch square P.T.) post extends higher than four (4) feet above the Lake bottom; or, if these posts do not extend two (2) feet into the bottom of the Lake for any reason, including rock in Lake bottom; or, bed soils or for any other reason; or, if the back slope of the bank is so steep that the backfill will exert an extraordinary pressure on the bulkhead; then, tiebacks must be attached to every post and deadman secured across all of the tiebacks.

5. For construction details see the attached approved drawing: Illustrations 1 and 1 a.

B. ROCK RIP-RAP

1. Rip-rap must be large enough that wave action will not move the stone. This varies with location. Rock suitable for rip-rap should be not less than six (6) inches in diameter at the narrowest point. Large rock is preferable.

2. Rock may be used on slopes which do not exceed one (1) to two (2) foot horizontal for each two (2) feet vertical. Slopes steeper than one (1) to two (2) must be graded back to a one (1) to two (2) slope.

3. All slopes should have all vegetation removed, be worked smooth with loose sand to a depth of three (3) to four (4) inches and be covered with a three (3) inch layer of coarse number three (3) drainage gravel. Filter cloth with an equivalent opening size of seventy (70) to one hundred (100) U.S. standard sieve and a thickness of not less than ten (10) mil. will be laid on the undisturbed soil. Each end of the filter cloth will be buried.

4. Rock rip-rap shall be embedded in the Lake bottom and rise to a minimum height of eighteen (18) inches above the normal water line three hundred seventeen point five (317.5) elevation. Rock should be placed in rows similar to the placement of brick. The largest rock should be used for the base (bottom row) and the exposed ends should be anchored firmly into the bank. All rock should be laid with the narrow part toward the bank and the larger diameter facing outward. Small gravel number eight (8) should be used to fill the area around and between the larger rocks (rip-rap), up to approximately one (1) foot above normal water line.

5. Where wave action or other forces threaten the existing structure and/or cause erosion, rock rip-rap may be used subject to a permit obtained from LOWA.

6. For construction details, see attached approved drawings: Illustrations two (2), three (3) and three a. (3 a).

C. CONCRETE BULKHEAD:

1. Concrete bulkheads will only be allowed after submission of detailed plans and specifications to Maintenance Superintendent for approval.
EXHIBIT A (CONT’D)

2. The Association reserves the right to inspect all bulkheads upon completion, for
   compliance with the attached approved drawings.

IV. Erosion Control:

For slopes not steeper than ten (10) to one (1) and where an erosion problem exists, it is
suggested that the area be protected with gravel.

A. Coarse gravel number three (3) or larger in a layer at least four (4) inches deep may be spread
   over the area.

B. Where sand beaches are established, the recommended slope is ten (10) to one (1) or less. Sand
   beaches may be established on steeper slopes up to five (5) to one (1) after approval of the plans
   by the ECC. (1/1991)

   1. Beach must be no wider than twenty (20) feet measured along the lake shoreline.

   2. Beach must be established in accordance with attached approved drawing: Illustration
      four (4).

# # #
ILLUSTRATION 1.

RIP-RAP WITH BULKHEAD

NOTES:
MWL - MEAN WATER LEVEL
ARMOR ROCK - 75" or more
CORE STONE - LESS THAN 7.
WOOD BULKHEAD PLANS

NOTE: ALL LUMBER & POSTS TO BE PRESSURE TREATED. ALL HARDWARE TO BE RUST RESISTANT.
ILLUSTRATION 2.
ILLUSTRATION 3.

ROCK RIP-RAP

- Gravel, grass, mulch, or sand
- Stone rip-rap
- Filter cloth
- Top soil fill or gravel
- Undisturbed soil
- Base & exposed ends anchored in bank
- Lake bottom

Dimension varies with condition

10 to 1 slope
No scale
ILLUSTRATION 3-A.

ROCK RIP-RAP

GRASS, MULCH, GRAVEL, OR SAND

BY TOP SOIL, ALL DIFFER GRAVEL

FILTER CLOTH

WATER LINE

1 TO 2 SLOPE
NO SCALE

BOTTOM OF LAKE

BASE ROW & EXPOSED ENDS ANCHORED IN BANK

24"
ILLUSTRATION 4.

Retainer for Private Beaches

HOT TO SCALE

The 3" x 6" horizontal retainers do not have to be the number shown. There may be two or four, or any number necessary. These horizontal retaining boards may be larger than 2" x 6" - 3" x 6" - 2" x 10" etc.
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. (12/13/17)

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 (12/13/17)

1. Intent of Regulations:
VI. USE OF LOW ROADS AND PARKING LOTS (CONT’D)

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.

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.
VI. USE OF LOW ROADS AND PARKING LOTS (CONT’D)

   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.

         (b) 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.
VI. USE OF LOW ROADS AND PARKING LOTS (CONT’D)

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. (12/13/17)

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. (12/13/17)

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. (12/13/17)

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. (12/13/17)

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. (12/13/17)

K. LOWA Amenities, Recreational Facilities, Parks or Common Property Parking: (2/19/2020)

1. LOWA amenities, recreational facilities, parks or common property parking areas are for the use of LOWA members, registered tenants and their household members and guests who intend to use the amenity, facility, park or common property adjacent to or near the parking area used.
VI. USE OF LOW ROADS AND PARKING LOTS (CONT’D)

2. Overnight and long-term parking is prohibited in and on parking areas used for or related to LOWA amenities, recreational facilities, parks or common property without the written consent of the General Manager. These LOWA amenities, recreational facilities, parks and common properties, and their parking areas, include but are not limited to the parking lots associated with Clubhouse, golf course, beaches, lake access areas, parks, campgrounds, dog park, and Ferris House.

3. Vehicle parking at the Main and Small Marinas is available at any time so long as the parking is for Marina use and related boating and fishing activities, not to include repair and maintenance.

L. USE OF GOLF CARTS ON LOW ROADS:

1. LOWA member and registered tenant owned golf carts may be operated on LOW roads only to the extent allowed by the Code of Virginia. That portion of the Code allows crossing of a road from one (1) hole to another and travel from the owner’s home to the golf course if the trip is NOT longer than one-half (1/2) mile in either direction. The driver of the vehicle while operating along the road must be at least sixteen (16) years of age.

2. Golf carts operated after sunset and before sunrise MUST be equipped with headlights, tail lights and stop lights whether on OR off the golf course.

3. Golf carts being towed will be towed at speeds sufficient as to not impede the flow of other vehicular traffic on road. Connection between the vehicles shall consist of a drawbar or other similar device AND an emergency/safety chain.

4. Operators of golf carts will remain as far to the right hand side of the road as possible OR on the shoulder of the road if the width can accommodate. Conventional hand signals will be used for turning and stopping. If the operator desires to have a following vehicle pass the golf cart, the operator shall pull the cart to the right edge/shoulder of the road and stop until the following vehicle has passed. It is recommended that carts be equipped with a rear-view mirror as an added safety device.

5. Use of LOW roads by golf carts for such purposes as mail and newspaper pick-up, visitations, hauling and other activities not directly related to the specific purpose of moving the golf cart to and from the golf course is prohibited.

6. Golf carts while operating along, or being towed on, LOW roads WILL display an approved slow-moving vehicle emblem on the rear of the golf cart. The emblem will be twelve (12) inches on each side and will be affixed in such a manner as to be clearly visible to vehicle operators approaching from the rear. For added visibility in situations of hilly roads, the towed cart should be equipped with a bright orange-colored flag atop an eight (8) foot pole. If towed in other than daylight hours, the towed cart must be equipped with tail lights.
VI. USE OF LOW ROADS AND PARKING LOTS (CONT’D)

7. Certification of a minimum of Fifty thousand/one hundred thousand/ten thousand (50,000/100,000/10,000) dollars liability and personal property insurance, covering the operator AND the golf cart, must be provided at the time the annual fee is paid and the current annual ID is issued. The certification will remain valid only to the end of the LOWA fiscal year and re-certification is required for each subsequent fiscal year. Upon demand of the General Manager, proof of liability coverage must be provided. (8/4/07)

8. The time period referred to as daylight hours is defined as those hours between sunrise and sunset.

9. When driving golf carts to and from the golf course, operators will use the most direct route available to the golf course on LOW roads.

M. Drivers operating a motor vehicle must obey reasonable orders from security officers, including presenting a driver’s license or other photo identification card and vehicle registration. (8/2013)

N. Drivers operating a motor vehicle must yield the right of way to emergency vehicles displaying lights and sirens including LOWA security vehicles. (8/2013)

#  #  #
VII. USE OF THE CAMPGROUNDS (5/1/2018)

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 Community Operations Office at the Community Center before entering the Campgrounds. Check-in may occur any time after 2:00 p.m. Check-out must occur by 11:00 a.m. The Community Operations Manager will provide keys for Campgrounds use. On the day of departure, keys must be returned to the Community Center or as instructed by the Community Operations Manager. Failure to return keys may result in a key replacement fee charged to the member/registered tenant. (12/11/2019)

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 are 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.
VII. USE OF THE CAMPGROUNDS (CONT’D) (5/1/2018)

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.
VII. USE OF THE CAMPGROUNDS (CONT’D) (5/1/2018)

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.
VII. USE OF THE CAMPGROUNDS (CONT’D) (5/1/2018)

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.
VII. USE OF THE CAMPGROUNDS (CONT’D) (5/1/2018)

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.

#   #   #
VIII.  USE OF THE CLUBHOUSE

A.  GENERAL  (5/1978)

1.  No alcoholic beverages are permitted in the Clubhouse except in strict compliance with Regulations established by the Alcoholic Beverage Control Board of the Commonwealth of Virginia.

2.  No outside commercial catering will be permitted in the Clubhouse OR on its grounds without the express approval of the Board of Directors.

3.  The various facilities of the Clubhouse will be open at such hours as are determined by Management and the membership will be informed of those hours through the various LOWA means of communication.

4.  Smoking, including the use of electronic smoking devices, (see IV.F.2.) is not permitted in the Clubhouse or on the Clubhouse Deck. Smoking, including the use of electronic smoking devices may be permitted in designated areas outside. (11/3/2018)

5.  For the purpose of this regulation, Management shall be interpreted to mean the General Manager or the General Manager’s designee. Designees include Assistant General Manager, Clubhouse Manager, Clubhouse Management Consultant, Dining Room Manager or other employees as necessary. (2/2009)

B.  CONDUCT  (5/1978)

1.  Members and guests shall deposit their hats, overcoats, umbrellas or other articles in the cloak room and must NOT leave them lying about. LOWA will not be responsible for lost or missing articles in the Clubhouse OR on its grounds.

2.  Members or guests are not permitted to enter the kitchen or service rooms except for members of the Clubhouse Committee WITH a representative of Management.

3.  Suggestions and complaints should be made to the Management directly, or in writing, for appropriate action.

4.  No advertising shall be permitted except as approved by the Management.

5.  No publications, pictures, decorations, dishes, utensils or other articles or property of any kind shall be removed without permission from the Management.

6.  Flowers and shrubbery around the grounds are not to be cut for personal use.

7.  Pets are NOT permitted in the Clubhouse. Pets on leashes will be allowed in Clubhouse picnic areas except during Clubhouse outdoor functions when food is being served. A person with a disability shall have the right to be accompanied inside the Clubhouse and in picnic areas by a dog trained and in service as a service animal. (1/2013)
VIII. USE OF THE CLUBHOUSE (CONT’D)

8. Employees on duty are not permitted to participate in member functions or to socialize.

9. Skateboarding is not permitted in or around the Clubhouse area (LOWA property).
   (11/2006)

C. DRESS CODE   (5/2000)

1. GENERAL
   a. The manager on duty is responsible for the interpretation and enforcement of the Clubhouse Dress Code.
   b. Shoes and shirt MUST be worn in all areas of the Clubhouse and Deck.
   c. No one attired in a bathing suit without proper covering is permitted in any area of the Clubhouse and Deck.
   d. Clothing which is dirty, torn or ragged is unacceptable at all times.

2. Dining Rooms: These areas include the President’s Room, Great Hall, Germanna, Chancellorsville and Wilderness Rooms. (2/2009)
   a. Ladies may be attired in pantsuits, walking shorts, dresses, dress slacks, skirts with blouse/sweater. (11/2006)
   b. Men may be attired in suits or slacks and turtle-neck or collared shirts, dress shirts, walking shorts. No hats. (11/2006)
   c. Children should be neatly attired in clothing as is currently fashionable.

3. Casual Dining Areas: These areas include the Grill Room, Grill Bar and Deck. (2/2009)
   a. Sport clothes, shorts and shirts with sleeves for men, with or without collar are acceptable. Beach wear is permitted with proper covering. (2/2009)

D. RESERVATIONS (11/2006)

1. Dining Rooms: Reservations are encouraged, but are not required. If reservations cannot be kept, the courtesy of a call is expected. Patrons who are more than twenty (20) minutes late must stand by until they can be accommodated without disrupting other scheduled diners. (2/2009)

2. Casual Dining Areas: Reservations will not be made for the casual areas with the exception of special events. (2/2009)
VIII. USE OF THE CLUBHOUSE (CONT’D)

3. Special Clubhouse-sponsored Functions: Prior reservations may be required for all special Clubhouse-sponsored events by a deadline date as announced by Management. Management may require prepayment, request phone numbers or establish a cancellation deadline for certain function reservations.

4. Private Bookings:
   a. Private functions may be booked in each Dining Room so long as the room is ready for membership use at the normal published starting time. As an exception to the foregoing, members and non-property owner individuals and organizations wishing to book private parties may include use of the Chancellorville and/or the Wilderness Room if the combined space in the Presidents Room, Great Hall and the Germanna Room is inadequate as determined by Management. (11/2006)
   b. Individuals, groups, or organizations wishing to reserve space in the Clubhouse must make advance arrangements with LOWA Clubhouse Management. A user’s fee may be charged, as well as clean-up fee, at the discretion of the Clubhouse Management. (11/2006)
   c. Reservations may be made no earlier than one (1) year in advance of the function. A contract executed with LOWA and an established deposit will be required to hold the date. (This does not affect those organizations which book recurring regular functions.) The contract will specify food and beverage orders, deposit, payment and cancellation requirements and responsibilities. (11/2006)

E. USE OF THE CLUBHOUSE FOR GROUP AND ORGANIZATION ACTIVITIES (2/2009)

1. Lower Level of Clubhouse (Rapidan and Rappahannock Rooms) (2/2009)
   a. These rooms are designated as areas to service LOW civic/service, social and recreational groups which are nonprofit-making activities. Simple cold food and non-alcoholic beverages may be brought in for consumption by the group itself. These rooms shall be available to such groups seven (7) days a week by making arrangements with Management. (2/2009)

2. President’s Room, Great Hall and Germanna Room: (2/2009)
   a. When the Clubhouse restaurant is closed, these rooms may be used by civic/service, social and recreational groups which are nonprofit-making activities by making arrangements with Management. Simple cold food and non-alcoholic beverages may be brought in for consumption by the group itself but the kitchen may not be used. Clubhouse staff is not responsible for set-up or clean up. (2/2009)
III. USE OF THE CLUBHOUSE (CONT’D)

3. In return for the use of these areas, all groups and organizations are expected to contribute to the general cleanliness and order of the room(s) and restroom facilities following use. Privileges that are abused may be rescinded or cleaning fee may be applied. (2/2009)

F. USE OF CLUBHOUSE POINT (2/2012)

1. Groups of more than 20 must reserve the use of the Clubhouse Point with Clubhouse Management, and must notify Security prior to the event.

2. The use of outside catering must be coordinated with Clubhouse Management prior to the event.

3. Vehicles are not allowed to park in the Clubhouse Point area.

4. The access road to Clubhouse Point may only be used to drop off large items with advance approval of LOWA Management.

5. Members/registered tenants and their guests using Clubhouse Point are responsible for clean-up of the area used.

#    #    #
IX. USE OF THE GOLF COURSE (3/2011)

A. GENERAL

1. USE

   a. The Golf Course is limited to LOWA members, registered tenants in good standing, invited guests (limited to eight(8)) and individuals or groups that receive authorization from the General Manager. During the time the golf course is open for play only authorized golfers are allowed on any part of the golf course.

   b. During times the golf course is closed for play members, registered tenants and invited guests may use the cart path portion of the golf course for walking/jogging.

2. PROHIBITED USES

   a. No motor vehicles of any type, other than golf carts, emergency vehicles and maintenance vehicles operated by staff shall be permitted on the golf course, maintenance roads or cart paths without the approval of the General Manager.

   b. Bicycles, mopeds, scooters, skates, skateboards and other similar devices are prohibited at all times.

   c. Animals are not permitted on the golf course.

   d. Children under the age of twelve (12) years are not permitted on the golf course without adult supervision.

   e. Only alcoholic beverages purchased through the Fareways Cafe are allowed on the golf course.

B. DRESS CODE

1. Golfers shall present a neat and clean appearance. Inappropriate or offensive attire will not be permitted. Members and/or registered tenants are responsible for ensuring that their guests are properly attired. The Golf staff has the authority to enforce the dress code and may ask people who violate the dress code to leave the golf course.

2. The minimum attire for men shall consist of:

   a. Shorts, neat and hemmed with a minimum inseam of five (5) inches.

   b. Golf shirts, turtle necks, or other shirts with a collar and sleeves. A sweater or sweatshirt may be worn over a shirt with a collar or turtleneck.

3. The minimum attire for women shall consist of:
IX. USE OF THE GOLF COURSE (3/2011)

a. Shirt or blouse (sleeveless permitted).

b. Shorts (same as men) or skirt of suitable length.

4. Specifically prohibited for both men and women are: T-shirts; tank tops; bare midriff attire; cut off or unhemmed shorts; beach or swim wear; work clothes such as overalls, coveralls, jeans, gym wear and dirty or unsightly clothing.

5. LOWA is a spikeless golf course. Members and registered tenants and guests must wear functional footwear, other than hard spikes.

C. INFRACTIONS

1. All golfers are required to respond courteously to golf course Marshals and Pro Shop staff to correct any infractions of the Regulations which are brought to their attention. After a warning, a player who fails to comply may be requested to leave the golf course.

2. In addition to any other penalties that may be levied by LOWA, violators of these Regulations may suffer loss or suspension of their golfing privileges.

D. REGISTRATION

1. ALL players must check in at the Pro Shop prior to the start of play.

2. LOWA members and registered tenants in good standing may authorize guests the use of the Golf Course by telephone, in person or in writing.

E. TEE TIMES

1. LOWA members in good standing and registered tenants may reserve tee times by phone, online or in person no more than one (1) week in advance. The GM or his designee may assign tee times for golf outings or golf groups in advance of one (1) week. (8/3/2019)

2. Tee time reservations are limited to no more than two (2) times, eight (8) players, unless special permission is granted by the General Manager or his designee.

3. The golf course staff reserves the right to combine parties of fewer than four (4) with others in order to make foursomes.

4. The Woods Center Manager, with assistance from the Golf Superintendent, will establish starting times based on weather conditions.

F. RULES FOR PLAY

1. The United States Golf Association Rules of Golf shall govern all competitive play unless modified by local rules as determined by the Golf Director, in cooperation with the Golf Committee.
IX. USE OF THE GOLF COURSE (3/2011)

2. A nominal time of four and one half-hours (4.5 hrs) for 18 holes of golf has been established for the LOWA Golf Course. Players (groups) with 2 or more open holes in front of them may be asked to skip one hole to facilitate the speed of play. After two (2) refusals to comply with these requests offending golfers will be asked to leave the course. Failure to do so may result in sanctions as described above. (Paragraph C.)

3. Appropriate golf etiquette shall be used at all times.

4. Golfers will tee off starting from the first tee unless directed otherwise by Pro Shop staff.

5. Groups will consist of no more than four (4) players (unless specifically authorized by the Golf Director).

6. There shall be no more than one (1) group per tee or green unless specifically authorized by the Golf Director.

7. There is no practicing allowed on the golf course other than that played in a normal round of Golf.

G. GOLF CARTS

1. The Woods Center Manager or his designee reserves the right to refuse rental of a golf cart to anyone who abuses the cart or established rules.

2. Private golf carts are allowed with the payment of the appropriate fee, but operation is limited to the owner or a member of his/her immediate family. Members using their private carts must sign and submit the LAKE OF THE WOODS ASSOCIATION, INC. GOLF CART AGREEMENT AND REGISTRATION form.

3. No golf cart (private or club) shall be operated by a person under the age of sixteen (16) years.

4. Golf carts, pull carts and other similar devices are prohibited from tee boxes, greens, and collar/fringes of greens at all times.

5. Whenever possible, all carts will avoid driving over wet or soft spots on the golf course.

6. Except as authorized in the “Golf Cart policy for disabled golfers at LOW golf course” (9/24/2008), no golf cart shall be operated closer than twenty (20) yards to the apron of any tee, green or hazard, except when there is a cart path for use.

7. No more than two (2) people and two (2) golf bags are permitted on a golf cart at a time.

8. Golf carts are to be driven at a reasonable speed at all times with particular caution to be exercised on steep grades.
IX. USE OF THE GOLF COURSE (3/2011)

9. Due to golf course conditions, the golf course Superintendent, in cooperation with the Golf Director, may post times when golf carts are limited to cart paths only.

H. TOURNAMENT EVENTS

1. The General Manager or his designee shall establish guidelines on tournaments, such guidelines to include, but not be limited to, times, fees and number of events.

2. Scheduled tournaments shall have priority over all other users of the golf course.

3. Organizations, individual members or registered tenants in good standing wishing to hold a tournament or outing may do so by contacting the Woods Center.

I. FAREWAYS CAFE

1. No alcoholic beverages are permitted in the Fareways Cafe except in strict compliance with the Regulations established by the Alcoholic Beverage Control Board of Commonwealth of Virginia.

2. Sports clothes, shorts and shirts, with or without collars, are permitted. Shirts are required (strap type T-shirts are NOT authorized). Specifically prohibited are work clothes such as items of obviously dirty clothing normally worn while doing construction, farming and similar type physical activities. There is no prescribed dress code for those persons desiring to use the Cafe’s carry out service.

###
X. USE OF THE LAKES (Amended July 16, 2014)

A. WATERCRAFT OPERATIONS AND USAGE.

1. For the purpose of this Regulation the following terms and definitions apply:

   a. “Watercraft” includes “motorized”, “personal”, “sail” and “non-motorized” means of water transportation capable of carrying one or more passengers.

   b. “Motorized Watercraft” includes all gasoline or electric, inboard, outboard, inboard-outboard motor boats, pontoon boats, sailboats (when motorized), fibertoon or deck boats capable of carrying one or more persons.

   c. Personal Watercraft” (PWC) includes watercraft that are powered by jet pumps, the persons kneel, or sit on, rather than inside the watercraft. PWCs are operated by one person, and often have seating space for others. Some models have seating for up to four riders (including the operator).

   d. “Sail Watercraft” includes all watercraft powered by wind such as sailboats, sunfish and windsurfers capable of carrying one or more passengers.

   e. “Non-Motorized Watercraft” includes all watercraft powered by paddle including canoes, kayaks, paddle boats, row boats, and shells/sculls, and are capable of carrying one or more persons.

   f. “Other Recreational Water Equipment” includes all items that are powered by users standing, sitting, kneeling or lying on the equipment such as, but not limited to, water slides, platforms, trampolines, inflatable rafts, hydro/aqua-bikes and stand up paddleboards (SUPs).

   g. “Main Lake” means the body of water bounded by Veterans’ Dam to Flat Run and includes all coves.

   h. “No Wake Zone” means the areas of water from the shoreline to designated “No Wake” buoys and includes all coves. The remainder of the Main Lake is considered a “Wake Zone”.

   i. “No Wake Speed” means the slowest possible speed required for maintaining or achieving steerage and headway.

   j. Small Lake” (aka, Keatons Lake or Fishing Lake) means the body of water bounded by Keatons Dam and Keatons Run located in Section 13. This entire lake is considered a No Wake Zone.

   k. “Cove” means a body of water extending from the Main Lake more than 100 feet from the No Wake buoy towards the shoreline.

   l. “Beach” means the space so designated by LOWA and includes the bulkheads, sand and grass areas.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

m. “Starboard” means the right side of the watercraft when standing inside looking toward the bow.

n. “Port” means the left side of the watercraft when standing inside looking toward the bow.

o. “Certified Operator” shall mean a person who has passed the Lake of the Woods Boat Operator’s Safety Course.

p. “Skiers” or “Tubers” are persons being towed behind a watercraft on a device or apparatus which has no capability for self-propulsion, such as water skis, tubes or other similar devices. This includes wake surfers. (2/1/20)

q. “High Traffic Time” is defined as weekends (Saturday and Sundays) and holidays from Memorial Day Saturday through Labor Day Monday between 9:00 a.m. and sunset.

r. “Wakesurfing” is a water sport in which a rider trails behind a motorized watercraft, riding the watercraft’s wake without being directly pulled by the watercraft. (2/1/20)

2. WATERCRAFT OPERATIONS

a. All persons operating any watercraft on LOWA Lakes are subject to the rules and regulations of LOWA.

b. No person shall operate, or supervise the operation of, any watercraft or manipulate water skis, towable or similar devices while using or under the influence of alcohol, narcotics, barbiturates, or other intoxicating substances.

c. No person under the age of fourteen (14) years shall operate any watercraft having more than ten (10) horsepower unless under the onboard direct supervision of a certified adult operator. Onboard direct supervision occurs when a person maintains close visual and verbal contact with, provides adequate direction to, and can immediately assume control from the operator of the watercraft.

d. No person shall operate a PWC, or shall the owner or any person having control authorize or knowingly permit a person to operate a PWC, unless the operator is at least sixteen (16) years of age. Exception: Any person who is at least fourteen (14) years of age may operate a PWC if 1) He/she can show proof to LOWA Security, on the scene, of having successfully completed a Boating Safety Education Course approved by the Director of the Virginia Department of Game and Inland Fisheries, and 2) He/she has passed the LOWA Boat Operator’s Safety Short Course.

e. No person under the age of eighteen (18) shall be allowed to operate a watercraft that is towing people, whether skiers or person(s) on any towed device.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

f. The motor/engine of any watercraft shall be stopped during the pickup, loading, or unloading of any person(s) from the water.

h. All motorized watercraft must keep a one hundred (100) foot clearance from other watercraft when exceeding No Wake Speed.

3. PROHIBITED WATERCRAFT OPERATIONS. No person shall operate any watercraft and no skier shall manipulate any skis in a reckless, erratic, or negligent manner so as to endanger the life, limb, or property of any person. The following actions are prohibited:

a. Operating a motorized watercraft that follows directly behind a skier or person(s) on a towed device at less than three hundred (300) feet. Following drivers should position their watercraft in a path parallel to the lead watercraft’s path and one hundred (100) feet to the side to avoid the skier(s) should they position themselves outside the wake of their watercraft.

b. Cutting in front of any other watercraft at a distance of less than three hundred (300) feet when operating outside the No Wake Zones.

c. Operating a towing watercraft in a manner that causes persons using skis to land directly onto the shore, beach, or pier.

d. Operating a watercraft or manipulating a towed device to purposely maneuver toward any other watercraft or person(s) and veer away at the last moment.

e. Operating a watercraft, except sailboats, while any occupant is sitting on the bow or gunwale of the watercraft or on the back of the driver’s seat and moving in excess of No Wake Speed. All occupants of a pontoon/fibertoon/deck boat must remain inside the watercraft’s railings when moving in excess of No Wake Speed.

f. Operating or manipulating any watercraft towing a skier(s) into or out of any cove, access area, or other restricted areas marked by warning buoys at greater than No Wake Speed.

h. Intentionally dropping or leaving a ski in the water at High Traffic Times, thereby causing a hazard to other watercraft or persons. A ski may be dropped only in the area between seventy-five (75) feet and one hundred (100) feet from shore for no more than five minutes. No ski shall be dropped in the mouth of a cove.

i. Running a watercraft while another person(s) is in the water hanging on to any part of the watercraft.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT'D)

j. Subsections a, f, g, and i do not apply to boat operators and skiers participating USA Water Ski sanctioned Ski Club practices, competitions, or exhibitions.

k. Ski Club practices, competitions, or exhibitions involving acts of an extraordinary nature require prior written permission from the General Manager based on a recommendation from the Lakes Committee.

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.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

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. (6/3/17)

5. HOURS OF OPERATION

a. Both lakes may be used 24 hours per day except that PWC shall NOT be operated after sunset and before 7:00 a.m.

b. The time of sunset shall be as published by the Virginia Department of Game and Inland Fisheries.

c. High traffic Times are considered as weekends (Saturday and Sunday) and holidays between Memorial Day Saturday and Labor Day Monday between 9:00 a.m. and sunset.

d. Water skiing and towing of people on other devices is only allowed between 7:00 a.m. and sunset.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

6. TRAFFIC DIRECTION. All motorized watercraft shall proceed in a counterclockwise (CCW) direction around the Wake Zone unless they are travelling at No Wake Speed within 50 feet of the shoreline. Exceptions to this CCW rule may be made for retrieving a towed person or in connection with USA Water Ski sanctioned practices, competitions, or exhibitions.

7. SPEED LIMITS

   a. A person shall not operate a watercraft so as to exceed a reasonable speed under the circumstances and traffic conditions existing at the time. The maximum allowable speed in the Wake Zone shall be thirty-six (36) mph. Operators of watercraft in USA Water Ski sanctioned practices, competitions, or exhibitions are exempt from this section of this regulation. The maximum allowable speed on the Small Lake shall be five (5) mph.

   b. From sunset to 7:00 a.m. the maximum allowable speed in the Wake Zone of the Lake shall be ten (10) mph. (3/19/20)

   c. Watercraft are prohibited from operating at greater than No Wake Speed when in coves or within one hundred (100) feet of the shoreline, beaches, piers, boat ramps, or people in the water. This restriction does not prohibit the pulling of a skier with a rope of less than one hundred (100) feet.

   d. When an operator's vision is obscured by fog, heavy rain, or other conditions, the watercraft shall be operated at reduced speed such that the watercraft can be stopped, if necessary, within one-half the distance the operator is able to see ahead. In addition, motorized watercraft shall sound the required signal, one blast of four to six seconds every two minutes. Sail watercrafts shall sound a signal of one blast of four to six seconds plus two one-second blasts every two minutes.

8. MOORING

   a. Watercraft shall be moored at the property, piers, bulkheads, or beaches of the owner or at the two LOWA marinas. Renters of lakefront properties and renters who have leased dock space from lakefront property owners shall have similar authorization.

   b. Mooring or tying up of a watercraft to any LOWA beach, bulkhead, riprap, picnic areas, shoreline vegetation, or parking lot is NOT permitted. Sail watercraft may be beached at the clubhouse cove Sailing Beach. Non-motorized and sail watercraft are permitted to land at LOWA beaches but may not be left on the sand.

   c. Watercraft shall not anchor in the Main Lake except in coves, or for observation of LOWA July 4th fireworks, observation of community events on Clubhouse Point, participation in sailboat events or in case of emergencies.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

d. Temporary anchoring of motorized watercraft in coves is allowed, but must be a minimum of 75 feet from the shoreline or designated swimming areas except when mooring to a LOWA designated buoy or in emergencies. Such temporary anchoring is limited to daylight hours only and should not exceed four hours. In addition, no watercraft shall be anchored in a position which impedes access to any dock.

e. Temporary mooring is allowed at the Clubhouse, Small Marina piers, and the LOWA fuel facility.

9. BUOYS

a. Watercraft owners and operators shall familiarize themselves with and adhere to the meaning and intent of all markings on the buoys.

b. Tampering with, tying up to, or holding onto any buoy is prohibited, except those specified by LOWA.

c. Boaters shall not change the positions of buoys. Out-of-place buoys should be reported to LOWA Security.

10. RIGHT OF WAY

a. When two motorized watercraft approach each other head on or nearly so, each shall turn to Starboard and pass Port to Port. When two motorized watercraft approach each other, but it is clear that each watercraft is so far from the other that no collision hazard exists, they may pass on either side.

b. When two motorized watercraft approach each other in a crossing situation, the watercraft which has the other on the Starboard side is the give-way watercraft (must stay clear and slow down if necessary). When taking action to stay out of the way, the give-way watercraft shall make early and substantial maneuvers so that its intentions are clear. The other watercraft is the stand-on watercraft (must hold course and speed). If the stand-on watercraft finds itself so close that collision cannot be avoided by action of the give-way watercraft alone, the operator shall take such action as will best aid to avoid collision and give the danger signal (five or more short blasts).

c. Motorized watercraft entering the wake zone from the No Wake Zone are to give way to watercraft that are following the Main Lake counter clockwise pattern.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

d. An overtaking situation exists when a watercraft comes up with another watercraft from any direction more than 22.5 degrees to the rear of the beam of the other watercraft. The overtaking watercraft may pass on either side of the overtaken watercraft, but must keep out of the way of the overtaken watercraft and, if operating above No Wake Speed, not come closer than 100 feet when passing. The overtaken watercraft shall maintain its course and speed and shall not attempt to cross the bow or crowd in upon the course of the overtaking watercraft.

e. Sail Watercraft.

   (1) When two sail watercraft meet and both watercraft have the wind on the same side, the windward watercraft (watercraft upwind of the other) shall give way to the downwind (leeward) watercraft.

   (2) When two sail watercraft meet and both watercraft have the wind on different sides, the watercraft with the wind on its port side shall give way to the other watercraft.

   (3) When two sail watercraft meet and a watercraft with the wind on its port side cannot determine whether the windward watercraft has the wind on the port or starboard, it shall give way to the other watercraft.

f. Sail watercraft have the right of way over motorized watercraft unless they meet a watercraft which is broken down or restricted in its ability to maneuver or they are the overtaking watercraft. Sail watercraft shall exercise special caution when entering the Wake Zone from a cove. Any watercraft operating under both sail and power is classified as a motorized watercraft.

g. Non-motorized watercrafts have the right of way over watercraft under power and sail watercraft.

h. Any disabled watercraft or watercraft under tow has the right of way over ALL other watercraft.

i. All watercraft operators are responsible for knowing and following the applicable navigational rules.

11. REPORTING WATERCRAFT ACCIDENTS. Every operator of a watercraft involved in an accident or collision shall stop, offer assistance, contact LOWA Security, and give his/her name, address, phone number and identification of his watercraft in writing to any person injured and to the owner of any property damaged. Operators of all watercraft involved are required by law to file a formal, written report of the boating accident with the Virginia Department of Game and Inland Fisheries (DGIF) when there is:
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

a. Damage over $2,000 to the watercraft or its equipment,
b. Injury requiring medical help beyond First Aid or loss of life and/or,
c. Disappearance of any person from a watercraft.

12. TEMPORARY RESTRICTIONS OR SUSPENSIONS OF LAKE USE

The General Manager may restrict or suspend use of a certain portion of a Lake (1) in an emergency, (2) when life or property is threatened, or (3) to otherwise protect health, safety or property, such as, by way of example, during a LOWA-approved special event on common areas adjacent to the Lakes, for a period of time necessary to reasonably address the concern. Any such restriction or suspension exceeding five (5) days shall require approval of the Board of Directors. During the period of restriction or suspension, no Watercraft shall be operated or no activity pursued in violation of the restriction or suspension. (11/7/15)

B. WATERCRAFT REGISTRATION AND RENTAL REQUIREMENTS.

1. DECALS. All watercraft shall be registered with LOWA. Each fiscal year, LOWA registration decals shall be purchased. Two decals will be issued and shall be attached on the port and starboard sides of the hull at the forward end of the watercraft so that the decal is clearly visible. The decals must be placed within six (6) inches from the Commonwealth assigned watercraft number, if displayed. Decals must be affixed to watercraft in the water, on canoes and kayaks on LOWA racks or in the designated Dry Sail Parking area by 11:59pm on May 1 each year.

2. REGISTRATION REQUIREMENTS. Watercraft registrants shall present the following documentation at the time of initial registration:

a. Current LOWA membership or registered tenant ID.
b. Evidence of ownership of watercraft or lease agreement.
c. Evidence of the horsepower of the motor and length of watercraft.
d. Registrants of motorized watercraft of over 25 horsepower shall carry watercraft liability of no less than $500,000 per accident, or show proof of homeowner or renter personal liability insurance of no less than $500,000 per accident. So long as Registrants show written proof of watercraft liability coverage satisfactory to the Board, umbrella insurance policies may be used by Registrants towards meeting the $500,000 requirement. Registrants shall certify that the required limits of insurance will be maintained and in effect for the entire fiscal year. (2/1/20) (Effective March 1, 2020)
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

e. Registrants of non-motorized watercraft and motorized watercraft of 25 horsepower or less shall carry homeowner or renter personal liability insurance of at least $100,000 per accident. Registrants shall certify that the required limits of insurance will be maintained and in effect for the entire fiscal year.

f. For subsequent annual registrations of the same watercraft, the owner shall bring a current LOWA membership or registered tenant ID, and shall execute an affidavit that none of the specific information about the watercraft has changed from the prior registration, and that the required limits of insurance will be maintained and in effect for the entire fiscal year. If there are any changes, the registration process must be completed in accordance with Subsection 2.

g. Watercraft registered in accordance with above Regulations shall not be subleased or rented for use at LOW.

h. An individual sale of a watercraft does not transfer a vested right of operation for that watercraft on LOW water.

i. Prior to initial registration or watercraft testing, every prospective registrant shall certify that he/she has read and agrees to abide by all the Lake Regulations set forth herein, and to any other Regulations as may be adopted by the LOWA Board of Directors.

j. Hovercraft, airboats, stand up/kneeling-type jet skis, hydroplanes or any other nonconventional watercraft are prohibited on any LOWA Lake.

k. If in the opinion of the LOWA Board of Directors or the General Manager the preceding paragraphs include or exclude a watercraft or water sport activity of questionable nature, then the Board of Directors or General Manager may request a demonstration in order to make a determination of inclusion or exclusion.

l. No watercraft shall be placed or operated on the lakes unless it displays current LOWA registration decals. Invited guests participating in a Sailing Regatta sponsored by the LOW Sailing Club are exempt from this requirement.

m. The Commonwealth of Virginia and LOWA shall have the right to stop and cite watercraft operators and owners for infractions of their respective Regulations.

3. SAFETY COURSE CERTIFICATION. All persons operating a powered watercraft of ten (10) HP or more or PWC must be certified by passing the LOWA Boat Operator’s Safety Course unless they are under the onboard direct supervision of a certified operator. Onboard direct supervision occurs when a certified person maintains close visual and verbal contact with, provides adequate direction to, and can immediately assume control from the operator of the watercraft. Operators of powered watercraft of less than ten (10) HP, operators of non-motorized watercraft, and users of other recreational water equipment are not required to complete the LOWA Boat Operator’s Safety Course.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

a. A person who has satisfactorily completed the Virginia Boating Safety Education course may be certified by passing the LOWA Boat Operator’s Safety Short Course.

b. A person eligible to take the LOWA Boat Operator's Safety Course must be a LOWA member, a registered tenant, or be sponsored by a member or registered tenant.

c. LOWA shall maintain a record of all people who have been certified by satisfactorily completing the LOWA Boat Operator’s Test. The boat operator’s boating privileges may be temporarily suspended by the Board of Directors if found guilty of multiple watercraft violations within a 12 month period. (8/3/2019)

4. OTHER WATER RESTRICTIONS.

a. Watercraft, swimming, ice skating and fishing are prohibited on the Entrance Pond unless a waiver is obtained from the General Manager. The General Manager may also waive the rules for shows, tournaments, exhibitions, LOW Ski Club practices, hours of operation, landing on beaches and ski take-off areas.

b. Under no circumstances shall trash, garbage, yard debris, litter of any kind, pollutants, or any other substance or objects be dumped into the lakes.

c. Sitting, standing, walking, running, skating or similar activities on the surface of any portion of the lakes that is frozen is strictly prohibited. (6/5/2019)

5. SAFETY REQUIREMENTS. All watercraft shall be equipped with safety equipment in compliance with U.S. Coast Guard and Commonwealth of Virginia regulations.

a. All watercraft occupants (operators and passengers) must have available, in the watercraft, a U.S. Coast Guard-approved (Type I, II, III or V) personal flotation device. This includes U.S. Coast Guard approved inflatable life vests. All watercraft 16 feet in length or longer shall also carry at least one USCG approved Type IV throw able flotation device (ring buoy or seat cushion).

b. Children under the age of 13 shall wear a U.S. Coast Guard (USCG) approved Personal Flotation Device (PFD) on all watercraft when underway. A PFD shall be worn by all persons operating or riding a PWC; by all persons skiing or tubing, etc.; and by all persons occupying a “Non-Motorized Watercraft” when operating outside the No Wake Zone on the Main Lake. All other operators/passengers on each of the above watercraft regardless of area of operation are strongly encouraged, but not required, to wear PFDs.

c. When non-motorized watercraft are operating beyond the No Wake Zones, all passengers are required to wear USCG approved PFDs.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

d. Other Recreational Water Equipment users are not required to wear PFDs; however, stand up paddleboards (SUPs) users are required to carry PFDs on board.

e. All motorized watercraft shall carry at least one hand-portable fire extinguisher that is U.S. Coast Guard approved and is readily accessible.

f. All watercraft shall carry a whistle, horn or other device capable of making an audible blast of 4 seconds duration that can be heard within zero point five miles.

g. The manufacturer’s specified passenger-carrying capacity of the watercraft shall NOT be exceeded.

h. The cut-off switch lanyard must be used if the PWC is equipped with one.

6. WATERCRAFT SLIP AND CANOE/KAYAK RACK RENTALS

a. Watercraft Slips

(1) Only LOWA members/registered tenants in good standing may rent a slip.

(2) Watercraft slips shall be assigned by LOWA on a first-come, first-served basis.

(3) Once the slip is assigned, the renter shall pay his/her renewal fee annually by May 1.

(4) A slip renter shall not sublet, assign, transfer mooring rights.

(5) Reassignments to fill vacancies shall be made by LOWA from its first-come, first-served waiting list.

(6) A deposit fee of fifty (50) dollars, applied toward the first year’s annual rental cost, is required for placement on the waiting list. The deposit fee is non-refundable except in cases of withdrawal of a slip request prior to notification of a slip’s availability.

(7) Watercraft slips revert back to LOWA if:

(a) The current renter does not pay his/her re-rental fee by May 1.

(b) The current renter violates the above restrictions.
b. Canoe and Kayak Rack Spaces

(1) Only LOWA members/registered tenants in good standing may rent rack space owned by LOWA.

(2) The light watercraft racks are to be used only by rowing shells, kayaks, canoes or sail watercraft (as designated) weighing no more than 300 pounds. Watercraft with any kind of motor are not allowed.

(3) Rack spaces shall be assigned by LOWA on a first-come, first-served basis; the previous year’s renter has first option for renewal.

(4) Once the rack space is assigned; the renter shall pay his/her renewal fee annually by May 1. Rack storage fees will not be prorated or refunded.

(5) All watercraft on the racks must display both a current watercraft rack sticker and a current LOWA watercraft registration sticker. Watercraft without both stickers will be removed from the rack and the space reassigned. The delinquent watercraft owner will receive formal notification and will have 15 days from the date of notification to correct the deficiency; if the deficiency is not corrected the watercraft will be removed. LOWA is not responsible for any damage resulting from this removal. An additional watercraft rack sticker will be provided and should be attached to the middle of the bottom rack support. Failure to do so will result in loss of the rack space.

(6) A rack space renter shall not sublet, assign, transfer rights, or allow others to use the rack space. Doing so will result in loss of the rack space.

(7) Rack spaces revert back to LOWA if the current renter does not pay his/her re-rental fee by May 1.

(8) Reassignments to fill vacancies shall be made by LOWA from its first-come, first-served waiting list.

(9) Only the number of watercraft allotted to the rack space shall be stored in the space.

(10) All watercraft must be placed on the rack so as to drain (typically “upside down”).

(11) Ground storage of watercraft, equipment or other items is prohibited; LOW Sail Club watercraft used for training and on dollies with a current rack and LOWA watercraft registration sticker may be stored at Sailboat Beach.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

7. DRY SAIL PARKING AREA.

   a. Only LOWA members/registered tenants in good standing may rent a dry sail parking space.

   b. Spaces shall be assigned by LOWA on a first-come, first-served basis; the previous year’s renter has first option for renewal.

   c. Once the space is assigned, the renter shall pay the renewal and decal fees annually by May 1.

   d. All watercraft in a dry sail space must display both a current Dry Sail Parking sticker and a current LOWA watercraft decal. (See X.B.1.).

   e. The delinquent watercraft owner will receive formal notification and will have 15 days from the date of notification to correct the deficiency.

   f. A dry sail space renter shall not sublet, assign, transfer rights, or allow others to use the space. Doing so will result in loss of the space.

   g. Dry sail spaces revert back to LOWA if the current renter does not pay the re-rental fee by May 1.

   h. Reassignments fill vacancies shall be made by LOWA from its first-come, first-served waiting list.

   i. Watercraft stored in this location will be placed so that it does not pose an impediment to use of the adjacent launch and/or parking areas. The owner of any watercraft deemed by LOWA to pose such an impediment will receive formal notification and will have 15 days from the date of notification to reposition the watercraft. If the watercraft is not repositioned, LOWA will reposition the watercraft. LOWA is not responsible for any damage resulting from this repositioning.

C. WATER SPORTS ACTIVITIES.

1. WATER SKIING/TUBING.

   a. Skiers or other towed persons shall NOT be permitted to take off from or land on any beach or pier.
b. During High Traffic times (see A. 5.c.) no person shall operate a towing watercraft to pull any person(s) on water skis, tube(s) or similar devices unless there is in/on the watercraft (in addition to the operator) a person actually observing the progress of the person(s) being towed. This observer must be at least 12 years of age. In the case of PWCs, the observer must be seated backward. At other times towing is permitted without an observer if the watercraft is equipped with a rear view mirror.

c. Ski flag. All watercraft operations involving skiers or tubers on a towable device shall have a ski flag readily available. This flag shall be a red or orange flag measuring no less than 12 inches on each side in the shape of a square or rectangle secured to a pole or shaft at least two feet long. (4/14/2020)

(1) The ski flag shall be mounted or displayed in such a manner as to be visible from every direction when:

(a) A skier or tuber is down or a rider has fallen
Or

(b) A skier or tuber is in the water and preparing to ski or tube.

(2) The ski flag shall not be displayed at any other time.

(3) The use of this flag will not be construed as conferring any rights or privileges on its users. Operators of watercraft in the vicinity will, however, exercise precaution commensurate with conditions indicated.

d. All watercraft operators who tow skiers and floatable devices shall know and ensure their spotters and skiers/riders understand and use a set of hand signals to communicate between the watercraft and the skiers. Passengers shall remain seated when a watercraft is towing a skier or people on other devices.

e. Skiing and towed activities at greater than No Wake Speed shall be prohibited within one hundred (100) feet of shorelines or in areas marked with “No Wake” buoys and will be confined to the area of the wake zone.

f. At High Traffic Times when two or more skiers/tubers are being towed by one watercraft and one of the skiers fall, the other skier(s) shall drop his or her towline immediately.

g. All persons being towed by watercraft shall wear a U.S. Coast Guard-approved (Type I, II or III) flotation device or a Type V flotation device designed for the activity such as a ski vest. Inflatable vests shall not be used for skiing or tubing. The use of flotation belts alone shall only be permitted when using “trick skis” while an observer is in the watercraft and it is traveling less than nineteen (19) mph. “Trick and Jump skis” are considered as skis less than forty-four (44) inches in length with no fin.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

h. When any skier or tuber falls, the operator shall immediately go to No Wake Speed and turn around on as small a radius as possible to return to the downed skier or tuber. The operator must attempt to follow the reverse course on the return to the fallen skier or tuber while not entering the path of other watercraft in the immediate area. The towing watercraft shall display the skier-down flag. The use of this flag will not be construed as conferring any rights or privileges on its users. Operators of watercraft in the vicinity will, however, exercise precaution commensurate with conditions indicated. Fallen skiers or tubers shall, as soon as possible raise one arm in the air to signal their location to nearby watercraft. (4/14/20)

i. No person(s) shall use the Water Ski Jump at LOW unless that person is a member of the LOW Ski Club or under that organization’s instruction and is wearing a helmet approved by USA Water Ski. Only one watercraft shall use the Slalom Course at any one time. Only jump skis and trick skis shall be used over the jump.

j. No person shall operate or manipulate any watercraft, tow rope, or other device by which the direction or locations of water skis, tube, or similar device may be affected or controlled in such a way as to cause the participants to come into contact with any object or person(s). The provisions of this rule shall not apply to contact between two or more persons behind the same watercraft or to contact with the top of the Ski Jump, buoys, or similar objects as normally used in competitive or recreational boating or water skiing.

k. When towing more than one skier or tube, it shall be the responsibility of the driver of the watercraft to ensure the towlines for each skier/tuber is of equal length to all skiers/tubers being towed.

l. Kite tubing and kite boarding are prohibited.

m. Subparts a,c,e,f,g,h, and k above do not apply to boat operators and skiers participating in USA Water Ski sanctioned ski club practices, competitions, or exhibitions.

n. Wake Surfing (2/1/20)

(1) Wake surfing is allowable behind boats propelled by inboard motors only. Wake surfing behind boats with inboard/outboard motors or outboard motors is prohibited.
(2) Wake Surfing is prohibited within 300 feet of shore.
(3) Wake surfing is prohibited south of a line between 17 and 28.

o. No jetpack vessel activity shall be allowed at LOW, except for flyboarding which is restricted to the Main Lake within a 200-foot safety zone near the ski jump or the Clubhouse dock and only with the prior express written permission of the General Manager and only for demonstration and exhibition purposes. (4/1/2017)
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

2. SWIMMING
   
   a. In the Main Lake scuba diving, swimming, and floats shall be confined to the areas set out for such activities at marked beaches or within seventy-five (75) feet from shoreline or within seventy-five (75) feet from a stationary watercraft in coves. The “Divers Below” flag (a red flag with a white diagonal slash), or a white and blue, swallowtail, (Alpha) signal flag must be displayed during scuba diving activities.
   
   b. There shall be no swimming between the Ski Jump and shore, except for skiers in sanctioned Ski Club practices or exhibitions.
   
   c. There shall be no swimming from or within twenty-five (25) feet of any Marina or Fueling Dock or any access ramps in either Lake.

3. FISHING
   
   a. All Commonwealth of Virginia fishing laws shall be complied with when fishing in LOWA Lakes.
   
   b. Trotlines of any configuration are not permitted in LOW.
   
   c. Fishing lines put out from LOWA property must be attended at all times.
   
   d. Use of nets, seines or other types of traps is not permitted, except for LOWA approved testing or fish removal programs. Hand landing nets to land legally hooked fish are permitted.

4. BEACHES
   
   a. Beaches and their associated parking areas shall be closed from 10:00 p.m. to 7:00 a.m. (2/19/2020)
   
   b. There shall be no fishing from any LOWA Beach.
   
   c. Pets shall NOT be permitted on any LOWA beach sand. A person with a disability shall have the right to be accompanied on the beach sand by a dog trained and in service as a service animal.
   
   d. Playing of any active sports games (e.g., volleyball, football, etc.) involving more than two persons on any LOWA beach shall be limited to a period of two hours per day.
   
   e. Open and/or charcoal fires shall be permitted in LOWA furnished, grills, or a resident’s personal table top fire pit or table top grill. (5/2015)
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

f. No lifeguards are posted at LOWA beaches, therefore swimming shall be at the swimmer’s risk.

g. Children who cannot swim MUST be actively and responsibly supervised.

5. PRIVATE BEACHES

a. Lake front property owners are permitted to use mechanical means to clear vegetation from a swimming area adjacent to their property not to exceed 200 square feet.

b. A permit must be obtained from the General Manager’s office before installation of lake bottom blanket or weed roller type devices.

c. The application of chemicals in the lake shall be prohibited unless otherwise authorized by the General Manager’s office.

6. Deleted in its entirety. (3/15/2016)

7. Floats (3/15/2016)

Flotation devices that are inflatable only and are designed for use when anchored or moored (as opposed to devices used for towing) (for purposes of this Section, “Floats”) are permitted for use on the lakes under the following conditions:

a. All Floats shall be removed from the lakes or securely moored alongside an authorized pier between sunset and sunrise unless specifically authorized by the General Manager.

b. Floats shall be anchored or moored closer than 50 feet or 25% of the distance to the nearest opposing shoreline, whichever is smaller, from the owner’s property.

c. The maximum horizontal area of any Float shall be 150 square feet and the maximum height shall be 8 feet.

d. Floats and their moorings shall not interfere with watercraft navigation or the ingress/egress from the water of any neighboring properties.

e. In addition to the time requirements of subsection (a), above, a Float must be removed from the water entirely when not in use for a period of 72 hours.

f. When on land, Floats are considered a toy under Section X, A.1.f and must be deflated, if applicable, and stored accordingly.
X. USE OF THE LAKES (Amended July 16, 2014) (CONT’D)

   g. Flotation devices for individual or towing use, such as mattresses, leisure chairs, towing tubes, etc) that are removed from the lake and stored when not in use are not subject to subparts (a) through(e), above.

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XI. USE OF THE EQUESTRIAN CENTER (7/20/2011)

A. EQUESTRIAN CENTER MEMBERSHIP
During hours of operation, the Equestrian Center is open to LOWA members and registered tenants in good standing and their guests.

B. During closed hours, only authorized LOWA personnel, owners of boarded horses and their guests are permitted at the Equestrian Center. All boarders and guests under 18 years of age must be supervised by an adult.

C. BOARDING FEES
Fees, set to cover the cost of feeding and boarding the horse/s of members and nonmembers, are billed at the end of each month and are due within ten (10) days. Horse owners shall pay for outside services (veterinary, Farrier, etc.) directly to the person providing the service.

D. INSTRUCTOR’S COACHING/SCHOOLING FEE
The LOWA Equestrian Center Instructor shall charge a fee to all LOWA Equestrian Center riding students who participate in all LOWA Equestrian Center or outside horse shows/equestrian events which require the Instructor’s assistance.

E. OTHER FEES (Trail Rides, Pony Rides, Pony Parties)
Fees must be paid in advance unless other billing arrangements have been made with the Equestrian Center Manager.

F. RESERVATIONS
Reservations for trail rides, pony rides, pony parties, or riding lessons must be canceled 24 hours in advance of the scheduled time or the time will be billed (at current rates) to the person making the reservation.

G. ATTIRE
While on LOWA property, ASTM/SEI approved hard hats with safety harness secured must be worn when mounted. Boots/shoes with heels are required during riding lessons.

H. REGISTRATION

1. Boarding horses/ponies: While LOWA property owners and registered tenants in good standing have first preference, anyone may board a horse/pony at the Equestrian Center on a space-available basis. Boarding arrangements must be made and the Equestrian Center Boarding Contract signed with the Equestrian Center Manager before the horse/pony’s arrival at the Equestrian Center.

2. All Boarded horses are required to have a negative Coggins Test (within the past twelve (12) months) before arriving at the Equestrian Center and are required to receive the vaccinations and de-worming program recommended by the Equestrian Center Manager.

The Equestrian Center Manager shall refuse any boarding if the horse is considered unhealthy, unruly or detrimental to the general well-being and safety of the Equestrian Center.
XI. USE OF THE EQUESTRIAN CENTER (7/20/2011) (CONT’D)

3. Stallions shall NOT be accepted for boarding.

I. DOGS
Dogs are allowed to walk on a leash in all areas of the Equestrian Center except the paddocks and riding rings unless participating in an Equestrian Center sponsored activity.

J. BICYCLES
Bicycles are not allowed on the Equestrian Center grounds at any time.

#  #  #
XII. USE OF THE SWIMMING POOLS (5/2/2015)

A. GENERAL RULES

1. The official season for pool use is from the Saturday of Memorial Day weekend through Labor Day. The hours of operation are posted on the LOWA website, in the Lake Currents, and at the pools.

2. Pool use is limited to LOWA members in good standing (herein deemed to be as defined in the Bylaws), registered tenants, invited guests, and individuals or groups who receive authorization from the General Manager, subject to the Declarations, Bylaws and these Rules.

3. Certified lifeguards shall be on duty at all times that the pool(s) are open. Lifeguards have the authority to enforce all pool rules and regulations, whether posted or not. (6/3/17)

4. Members planning a pool party must contact the Community Operations Manager a minimum of three weeks prior to the event.

5. Pool users will be required to rinse off accumulated dirt and sand before entering the pool enclosures. Only swimming attire (no cutoffs or other clothing not specifically intended for swim) may be worn in the pool(s).

B. ADMITTANCE TO POOLS

1. GENERAL

   a. No person with a communicable/infectious disease, sores or other skin infection, inflamed eyes, nasal or ear discharge or wearing bandages will be allowed in the pools.

   b. Any person requiring the use of a diaper must wear a swim diaper. The swim diaper must be covered with snug-fitting rubber or vinyl pants. LOWA strongly suggests changing swim diapers during hourly lap swimming.

   c. No pets of any kind are allowed in the pool area(s) except service animals necessary to assist members with disabilities.

2. MEMBERS

   a. All LOWA members in good standing/registered tenants entering the pool area(s) must present a current LOWA Membership ID.

   b. All LOWA members in good standing/registered tenants, are required to be checked in by a lifeguard or attendant each time they enter the pool area(s).

   c. Children under the age of 12 must be accompanied by an adult or other responsible person 15 years of age or older.
XII. USE OF THE SWIMMING POOLS (5/2/2015) (cont.)

3. GUESTS

   a. All guests must be accompanied by a member in good standing/registered tenant with a current LOWA Membership ID.

   b. All guests are required to be checked in by a lifeguard or attendant each time they enter the pool area(s).

   c. A maximum of 10 guests is allowed per household and must be accompanied by the member/registered tenant. This may be further limited during times of peak pool usage.

C. PARENT/ADULT RESPONSIBILITIES

1. Adult supervision for children under the age of 12 (as noted in paragraph B.2.c above) is required in and around the pool area(s).

2. Unattended children 12 and older entering LOWA pool facilities without adult supervision must pass a current swim test administered by LOWA pool staff.

3. The fence-enclosed children’s activity pool area at Sweetbriar is restricted to children six years and under. Children in the activity pool area must have close adult supervision at all times. (8/3/2019)

D. POOL OPERATIONS

1. POOL CLOSINGS

   a. Lifeguards and pool management have the authority to close the pools and pool areas to ensure patron safety.

   b. In an emergency, the pools will be cleared of all persons except for authorized personnel. Reopening will be determined by pool management in consultation with LOWA.

2. LAP SWIM

   A 10-minute lap swim will be scheduled at the end of each hour. During this time only lap swimmers will be allowed in the pool. At least one lane will be dedicated for lap swimming at all times at the Clubhouse Pool. (8/3/2019)
XII. USE OF THE SWIMMING POOLS (5/2/2015) (cont.)

3. SAFETY BREAK

Lifeguards shall call a safety break at any time lifeguards, pool management determine conditions of the pool require all swimmers to be removed for the safety of the swimmers. The duration of the safety break shall be in the discretion of the lifeguards or pool management. During this time only authorized personnel will be allowed in the pool—no exceptions/exclusions.

E. RULES OF CONDUCT

1. Water Safety Rules pertaining to the pool and pool areas, including but not limited to the following, will be posted and enforced at all times:

* No pushing, running, dunking, wrestling or other actions that could result in injury;
* No fireworks, sparklers or explosive devices;
* No weapons of any type;
* No spitting, lewd behavior, abusive or foul language;
* No chewing gum or glass containers;
* No alcohol, except for events with written approval of the General Manager;
* No illicit or illegal drugs;
* No smoking; including the use of electronic smoking devices (see IV.F.2.); (11/3/2018)
* No throwing objects or playing on the pool deck;
* No prolonged underwater swimming for time or distance.

2. Playing water games in the Pool is subject to lifeguard approval.

3. Only Type II or Type III Coast Guard approved personal flotation devices (PFD) may be worn by children with adult supervision. The following flotation devices are not permitted in the pools: rafts, arm water rings, water round rings, and swimsuits with flotation devices. Exceptions to the above-mentioned flotation devices may be used during instructor-led aquatic classes.

4. Kickboards may only be used in the lap lanes.

5. Noodles may be used in the shallow end of the pool, but not in the deep end or lap lanes.

6. Consumption of food and beverages will be limited to the designated table areas provided at the pool facilities. Members/tenants/guests are responsible for cleaning up their area before departing.

7. Designated lanes are for lap swimmers only.

8. In addition to the rules herein, use of diving board and slides is also subject to any and all rules and regulations. (6/3/17)
XII. USE OF THE SWIMMING POOLS (5/2/2015) (cont.)

The Association, Board of Directors and lifeguards will not be held responsible for loss or damage to any personal property of any kind.

These rules may be revised or amended at any time at the discretion of the Board of Directors.

Patrons who violate these rules or a reasonable request of staff may be ejected from the pool and pool area(s) and shall be subject to any and all applicable sanctions authorized by the LOWA’s Declarations, Bylaws, these Rules and applicable law or regulation.

#   #   #
XIII. USE OF THE PICKLEBALL AND TENNIS COURTS (8/4/2018)

A. FACILITIES DESCRIPTION AND ACCESS TO COURTS

Courts are designated for pickleball and tennis play only.

1. Pickleball facilities consist of six outdoor lighted facilities at Hollyfield Park and the indoor court at the Community Center in Sweetbriar Park. Tennis facilities consist of four outdoor lighted courts at Hollyfield Park: Courts 1 and 2 are hard courts. Courts 3 and 4 are soft courts.

2. Lock combinations will be issued to persons paying annual memberships. Keys or will be issued to persons paying annual or daily deposits. Keys or combinations are not to be shared with others. Keys must be picked up and returned to Security at the end of each day.

3. All applicable annual, daily and guest fees must be paid to use the courts.

B. OPERATION

1. Pickleball and tennis courts are available for daily play between the hours of 7:00 a.m. and 11:00 p.m., seven days a week.

2. Before beginning play, each player must record his/her name on the registration sign-in sheets which are posted for each court on or near the entrance gate. Guests must record their own names and add the name of their sponsor in parentheses ().

3. Court lights are switch operated and may be used until 11:00 p.m.

4. Last individuals to leave the courts at night must turn off the lights upon exit.

C. RESERVATIONS

1. Pickleball Courts.
   a. Pickleball court reservations are made by signing up on the Association’s on-line reservation program. If an issue arises preventing the use of the on-line reservation program, please contact the Community Operations Manager.

   b. Pickleball play is primarily doubles play. Singles play is far less common, except in tournaments or when short of players. In either case, singles or doubles, the same court is used with no size adjustments needed. Time slots are designated for a maximum of eight individuals per court for a total of two and one-half hours (2.5) of time. If a Pickleball court reservation is not claimed by the start of the reserved time by at least two of the reserving party, the court shall be made available to the next waiting twosome or foursome or one player may be invited to complete the foursome of the reserving party. If the incomplete reserving party leaves their reserved court, they must wait until an empty court becomes available since they have now missed their reserved time slot.
c. Block time reservations sponsored by LOWA, for tournaments, USAPA leagues, Pickleball lessons by the LOWA sanctioned Pickleball Instructors, LOWA Pickleball-sponsored socials, and other LOWA special events such as hosting other community associations for competitive play, shall have priority use of the six Pickleball courts. These events will be annotated on the reservation sign-up program.

2. Tennis Courts.

a. Tennis court reservations are made by signing the posted reservation sheets located on the bulletin board next to Court #4 (nearest the parking lot). Tennis court reservations can be made by signing up on the Association’s on-line reservation program once it is introduced.

b. Time is reserved one hour for singles play or one and a half hour for doubles. Longer play may be permitted in one hour increments if a tennis court is available.

c. If a tennis court reservation is not claimed by the start of the reserved time by at least two of the reserving party, the tennis court shall be made available to two or more players who are present and ready to play. Duration of the new play will be as scheduled in the original reservation.

d. Block time reservations sponsored by LOWA, for tournaments, USTA leagues, tennis lessons by the LOWA sanctioned tennis professional, monthly LOWA Tennis Club-sponsored socials, and other special events shall have priority use of the tennis courts. These events will be annotated on the reservation sign-up sheets.

D. COURT RULES

1. Pickleball, Tennis or similar court shoes are permitted on the courts.

2. No pets, bicycles, skates, skateboards or other non-pickleball or tennis equipment or activities are permitted on the courts.

3. Spectators and players awaiting court time are to remain in designated areas while the ball is in play so not to interfere with court play.
XIV. SCHEDULE OF PENALTIES FOR VIOLATIONS

A. Traffic, The Legal and Compliance Committee, under the authority of the Board of Directors, may impose up to a fine of $50 for any violation of LOWA traffic regulations. Multiple violations committed during the same incident may result in a penalty for each violation. The following flagrant traffic violations are serious due to the nature of the action or because of the potential for harm to life and property and in addition to monetary fines may result in the suspension of barcode access for members and restriction of entry for non-members. The length of suspension or restriction shall be designated by the Board of Directors with LCC recommendation. (2/2012)

1. Accumulating three moving violations within any 12-month period. (Refers to Regulation XIV.A.) (8/2013)
2. Causing an accident. (Refers to Regulation VI.A.) (8/2013)
3. Eluding or running or attempting same from a security officer. (Refers to Regulation VI.A.) (8/2013)
4. Passing a stopped school bus displaying flashing red light, including a school bus with flashing red light anywhere in an intersection. (Refers to Regulation VI.A.) (8/2013)
5. Improper or illegal entry or assisting another vehicle in improper or illegal entry through either the front or rear automatic gates. (Refers to Regulation II.B.) (8/2013)
6. Exceeding posted speed limit by 20 miles per hour. (Regarding Regulation VI.C.) (8/2013)
7. Reckless driving, other than high speed. (Refers to Regulation VI.A.) (8/2013)
8. Driving without a valid operating permit, or driving on a suspended or revoked operator’s license. (Refers to Regulation VI.A.) (8/2013)
9. Parking construction related vehicles, trailers or other equipment on any LOWA property without the consent of the General Manager. (Refers to Regulations VI.D., VI.I and VI.J.) (8/2013)
10. Parking in handicapped spaces and emergency access areas. (Refers to Regulation VI.A.) (8/2013)
11. Failure to obey a reasonable order from a security officer, including showing photo identification. (Refers to Regulation VI.M.) (8/2013)
12. Failure to yield the right of way to emergency vehicles, including LOWA security vehicles. (Refers to Regulation VI.N.) (8/2013)
XIV. SCHEDULE OF PENALTIES FOR VIOLATIONS (CONT’D)

B. LAKES
Effective May 7, 2011, the Legal and Compliance Committee, under the authority of the Board of Directors, may impose a fine of $50 for any violation of any regulation of Section X of LOWA Regulations. (5/2011)

In addition to any other penalties that may be levied by LOWA for violations of Regulation X, the Legal and Compliance Committee may recommend to the Board of Directors that a watercraft operator who has received convictions for two boating violations of Section X regulations within one calendar year may suffer the loss of their boat operator’s license for up to 30 days and for three or more citations may lose their license for up to one year. (4/2011)

C. RESTRICTIVE COVENANTS VIOLATIONS............................................up to $50.00

D. LOWA PROPERTY, VANDALISM OF (6/2004).................................up to $50.00

E. OTHER REGULATIONS
1. Failure to provide a portable toilet at a construction site ......................... $25.00
2. Littering within LOW, including around Trash Compactor and Area 9.9 (1/2010)...$50.00
3. Disturbing the peace (includes barking dogs)......................................$25.00 up to $50.00
4. Misuse of membership, guest or registered tenant IDs and passes EACH offense (8/4/07) .................................................................$50.00
5. Firearms violation..............................................................................up to $50.00
6. Inadequate shoreline protection during new construction.......................$50.00
   After the initial penalty is imposed, a grace period of ten (10) calendar days is allowed for correction of the violation. After the expiration of the grace period, and additional violation will be charged at the rate of ten (10) dollars per day until ECC advises that adequate shoreline protection has been installed.
7. Violation of any rules or regulations not listed in XIV A through E (above) .................................................................$25.00 up to $50.00

F. VIOLATIONS OF A CONTINUING NATURE
For a violation of a continuing nature, a charge not to exceed ten (10) dollars per day may be assessed for a maximum of 90 days for a total of nine hundred (900) dollars. While this is a one-time fine for any one-time violation of a continuing nature, any uncorrected violation may, at the decision of the Board of Directors, be taken to the appropriate county / state court. (5/2008)
XV. ESTABLISHMENT OF USERS FEES, ASSESSMENT SETTLEMENT AND OTHER CHARGES

A. GENERAL

User fees, when established by the LOWA Board of Directors, shall be charged for the use of the facility. User fees shall be set to encourage the use of the facility and produce revenue for LOWA. (June 30, 2007)

B. FEES

All User Fees and other charges of LOWA shall be payable in cash or check. An additional charge will be assessed for dishonored checks. Redemption of such dishonored checks will be by cash, money order or some other type of certified funds. Credit card purchases, may be made at the Clubhouse, Fareways Cafe, Holcomb Building, Marina and the Golf Pro Shop. (5/4/13)

C. ASSESSMENTS

Annual Assessment charges are due and payable on or before May 1, annually. The Board of Directors may, at its discretion, provide other payment options. (3/7/2015)

D. LATE OR NONPAYMENT OF ASSESSMENTS, FEES, AND/OR FINES DUE THE ASSOCIATION

The Board hereby delegates and directs the General Manager to establish fair yet firm procedures necessary to collect assessments, fees and/or fines due the association. These procedures include any or all of the following:

1. Reminders. Publishing reminders when assessments and other fees are due as described in Sections XV.B and C above.

2. Interest Charges. For those accounts thirty (30) days past due adding interest charge on the amount due will be added to the account.

3. For those accounts sixty (60) days past due adding a late fee of fifty (50) dollars to the account.

4. Deactivating of Member Barcodes. The deactivation will extend to all family members, occupants, tenants or invitees of the delinquent member. After giving a member an opportunity for a hearing, the Board of Directors shall have the right to suspend a members’, tenants’ and their families’ use of the barcode lanes because of nonpayment of assessments, fees owed to the Association that are more than sixty (60) days past due. The member may, at his/her expense, be represented at the hearing by an attorney licensed in Virginia. Deactivation of the barcode shall not in any way prevent a member from entering Lake of the Woods by way of the visitor lane of the Main Gate upon presenting proper identification. A member for the purposes solely of this section shall include spouses and dependent children. (10/7/17)

5. Restricting access to and use of recreational amenities.
XV. ESTABLISHMENT OF USERS FEES, ASSESSMENT SETTLEMENT AND OTHER CHARGES (CONT’D)

6. Placing a lien on the property.
7. Turning the account over to a collections attorney.
8. Forcing the sale of the property to recover assessments, fees and fines due the Association.

E. PRORATING OF ANNUAL AMENITY FEES FOR FISCAL YEAR (MAY 1 – APRIL 30)

1. Annual Golf Fees will be reduced twenty-five (25) percent each quarter (Aug. 1, Nov. 1, and Feb. 1).
2. Annual Boat Registration Fees will be reduced fifty (50) percent on September 1 each year.
3. Annual Golf Cart Fees will be reduced Fifty (50) percent on November 1 each year. Transfer of ownership of a private golf cart during the fiscal year will not entail an additional fee from the new owner.
4. Campground Annual Fees will be pro-rated after July 1 each fiscal year. Pro-rating will be accomplished by subtracting the monthly rental fee from the annual renting fee and subtracting twelve and a half (12 ½) percent of that result from the annual rental fee for each month after May 1.
5. Marina Slip Rental Fees will be pro-rated fifty (50) percent as of September 1 each year. When a renter wants to give up a Marina Slip or Vehicle Storage Space, the rental may be pro-rated if a new renter is available. The current renter will be charged through the end of the month of the release. A full refund will be given for all unused months. The new renter will pay for all remaining months.
6. No other refunds or proration of Amenity Fees are authorized except for a member’s inability to use the amenity due to death or disability (preventing amenity usage). A fair refund will be determined by the General Manager based on the unique merits of the case and the seasonal usage of the amenity.

F. FAMILY MEMBERSHIP

For the purpose of amenity use “Family Membership” is defined as LOWA members, tenants in common and lessees in good standing (not to exceed two (2) adult persons) and the dependents of the LOWA member or lessee living in the household who are:

1. Children eighteen (18) years or younger.
2. Full time students through the age of twenty-two (22) years.
XV. ESTABLISHMENT OF USERS FEES, ASSESSMENT SETTLEMENT AND OTHER CHARGES (CONT’D)

3. Dependents of any age who are legally handicapped and legally dependent upon LOWA member or registered tenant in good standing.

G. GUESTS

Owners who do not qualify for membership in paragraph F above will be considered “Guests” for the purposes of amenity use. LOWA-Established Guest Fees will be charged for each guest, and for any group sponsoring an activity which is held at any LOWA amenity. Those activities deemed “reciprocal” by the General Manager are exempt from this rule.
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES

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B. GENERAL CONSIDERATION XVI-98

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APPENDICES:

A. Application to build on two (2) or more lots or portion of a lot. XVI-121
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XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

A. PREAMBLE

This Regulation governs Environmental Control and Construction Procedures on those lots designated by the Restrictive Covenants of LOWA for exclusive residential use (Sections 1-14 inclusive; 16 and 18).

These procedures have been prepared to protect property values and the integrity of LOW as well as to support and promote order, safety and beauty in the environment.

The ECC, the only committee chartered by the Restrictive Covenants of LOWA, is required to approve in writing before any work is commenced, all plans and specifications for any structure or improvement to be erected or moved upon any numbered residential lot. The procedures apply to all lot owners, their contractors, subcontractors, employees and vendors engaged to erect, construct, re-construct, move, alter, convert, enlarge or otherwise improve a structure or property on residential lots. Whenever there is a difference between minimum standards, dimensions or provisions specified herein or in other applicable building or zoning codes, and those contained in other Rules and Regulations of LOWA, the most restrictive and/or the highest standards will govern. The failure of the ECC to insist upon strict performance of any of the Restrictive Covenants or Procedures shall not be deemed a waiver of any other of the rights and remedies and shall not be deemed a waiver of any subsequent violations. The sole relationship between the ECC and the owner and between the ECC and the contractor as relates to Procedures will be to review and ensure compliance with applicable LOWA Restrictive Covenants and Regulations. The ECC assumes no responsibility for or control of construction means, methods, techniques, schedules or costs. The Orange County Building Inspectors are responsible for review, approval and compliance with applicable Orange County Building Code requirements.

The Board of Directors has approved the following “Mission Statement for LOW”:

The Lake of the Woods seeks to be a private, recreation-oriented residential community of single-family, owner-occupied homes. The mission of the Lake of the Woods Association is to enhance the quality of life of its members, maintain property values and preserve the natural beauty and ambience of the Lakes and their environs. The Association accomplishes its mission through the development and management of recreational amenities, security services and the maintenance of Association-owned property. (4/1989)

Subjective decisions by the ECC will be made pursuant to the preceding mission statement.

B. GENERAL CONSIDERATIONS

1. No construction of any type shall commence on any lot by the owner or contractor unless the owner is in good standing with LOWA, all applicable fees are current and the project has ECC written approval.
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

2. All plans and specifications for any structure or improvements whatsoever to be erected on or moved upon or to any lot must have ECC approval in writing to include the following information before any work may commence:

   a. Proposed location on the lot.
   b. Construction plan and elevations.
   c. Roof material and pitch.
   d. Exterior materials and colors.
   e. Final grade and drainage plan.

Any later changes or additions to plans after initial approval as well as remodeling, construction or alterations of buildings on any lot shall be subject to the same and require ECC approval in writing.

3. Remodeling, construction, reconstruction, alteration or addition might require a Building Permit depending on the nature and magnitude of the proposal. Consult the Orange County Building Department for a determination of this question.

4. The ECC approves or disapproves plans, specifications and details within thirty (30) days from receipt. Contact ECC for the required number of sets of plans, specifications and details. Approval or disapproval endorsed thereon, shall be returned to the person submitting them and another copy shall be retained by the ECC for its permanent file. (6/2004)

5. The ECC may disapprove any plans, specifications or details submitted to it in the event:

   a. Plans, specifications or details submitted are not in accordance with the provisions of the Restrictive Covenants and LOWA Regulations, OR
   b. The design or color scheme of the proposed building or other structure is not in harmony with the general surroundings of such lot or with the adjacent buildings or structures, OR
   c. Plans and specifications submitted are incomplete; OR
   d. The plans, specifications, details or any part thereof are contrary to the interests, welfare or rights of all or any part of the real property subject thereto, or the owners thereof.

The decisions of the ECC are final.
6. All new construction on a Lake lot must include plans for shoreline stabilization, if it does not exist prior to start of the construction process. All shoreline stabilization must be completed prior to commencement of construction on the lot. See Regulation V for procedures and specifications for shoreline stabilization. (6/1993)

7. In a case where a LOWA member owns two (2) or more lots and wants to build across lot lines, the lots must be combined into one (1) lot in accordance with the following:

   a. Obtain waivers of easement form:

      1) Rapidan Service Authority
      2) Verizon
      3) Rappahannock Electric Cooperative

   b. Secure a certified survey of the combined property, e.g., two (2) lots or one and a half (1-1/2) lots.

   c. Preparation of an agreement between the property owner and LOWA. (See Appendix A.)

   d. Utility easement waivers (a. (1), (2) and (3) above) will be submitted to the General Manager with the prepared agreement and certified plat. After notarized signature by the President, LOWA, and the member, the member is responsible to have the documents (Agreement, Plat, and Waivers of Easement) recorded in the Land Records of Orange County.

   e. LOWA will retain copies of the recorded waivers of easement, plats and the agreement between LOWA and the member.

   f. The member will provide a copy of the Utility Easement Waivers and LOWA Member Agreement along with his plat and request for a Building Permit. All documents will show the County Recorder’s file number and date.

   g. The ECC will have copies of the LOWA agreement for use of members who wish to prepare their own paperwork. These documents could be prepared and processed by attorneys if desired.

   h. Where a half (1/2) lot is combined with a whole lot, the setbacks on the new sidelines will be the same as the whole lot, i.e., eight (8) feet and a new five (5) foot utility easement is dedicated on each side of the dividing line between to two (2) half (1/2) lots.
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

8. All construction must be of substantially new materials. No used structures may be relocated to or placed on any lot without prior ECC approval.

9. No look-alike dwelling or houses of the same plan or design, including mirror images, may be constructed within five (5) lots on either side of the road.

10. An application will not be approved for any preconstructed dwelling, which meets the following definition. This definition includes, a mobile, manufactured or on chassis modular home or an industrialized building which is transported to the site in one (1) or more sections, is built on the permanent chassis and is designed to be used as a dwelling with or without a permanent foundation, when connected to required utilities. In addition, the ECC has the authority to disapprove an application for any dwelling which has the appearance of a trailer, single or double wide mobile home, or has the appearance of a manufactured home. (12/2002)

11. ECC approval of plans and specifications for a pier, float or similar structure on or extending into any Lake, or any above-grade construction not subject to building codes as enforced by Orange County, constitutes a mere revocable permit for the construction, placement and maintenance of the proposed structure. (6/1993)

12. Recorded drainage easements may be diverted only if approved by the General Manager and recorded by Orange County officials. (See Appendix C.) A Copy of the recorded plat will be provided to the General Manager and a copy must be part of the house construction package submitted to the ECC prior to the diversion taking place.

C. CONSTRUCTION AND IMPROVEMENTS

1. By the signatures on the application documents, the lot owners and contractors warrant that the construction will be in conformance with all LOWA requirements.

2. The owner and contractor must comply with all applicable laws, ordinances, rules, Regulations and orders of public authorities.

3. LOWA construction procedures are in addition to Orange County and Commonwealth of Virginia applicable laws and codes.

4. The owner must ensure the contractor enforces discipline and good order among all personnel involved in construction and must ensure that the same personnel are informed of, and are in compliance with, LOWA requirements.

5. The Orange County Zoning and Erosion Permit must be displayed on the construction site PRIOR to clearing. The Orange County Building Permit must be displayed AFTER erosion control measures have been approved by Orange County, and UNTIL an Occupancy Permit is issued. (8/2001)
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

6. The owner may NOT post or allow to be posted any signs during construction except those approved by ECC. Unapproved signs may be removed by the ECC without prior notice and disposed of by the ECC personnel or its designees.

7. The owner and contractor must sign a statement certifying that they have read and understand the “Procedures for Erosion Control for Construction Sites” which must be followed during and after construction. (See Appendix B.)

8. The owner and/or builder must take all steps necessary to insure there is no damage to any property within LOW during demolition of homes, construction of homes, modification of homes, transportation of equipment and materials, or the movement and installation of modules. Property damage includes, but is not limited to LOWA roads, shoulders and storm water drainage systems (ditches and culverts), all utilities, trees, other LOWA property and private property. (12/2002)

D. SINGLE-FAMILY DWELLINGS

1. No structure may be erected, placed or permitted to remain on any lot other than one (1) dwelling constructed as, and used exclusively for, a single-family residence and such outbuildings as are usually accessory to a single-family dwelling including a private garage. Each dwelling must be of single-story construction provided, however, that split-level or two (2) story residences may be constructed on lots where, in the opinion of the ECC, the terrain of such lot lends itself to such construction.

2. Every one (1) story dwelling constructed on a lot shall contain not less than one thousand six hundred (1,600) square feet of fully enclosed floor area devoted to living purposes. ECC may grant a variance reducing the one thousand six hundred (1,600) square foot restriction on a one (1) story dwelling to not less than one thousand four hundred (1,400) square feet only to accommodate lot size.

Every multistory dwelling constructed on a lot shall contain not less than one thousand eight hundred (1,800) square feet of full enclosed floor area devoted to living purposes; the first story shall contain not less than nine hundred (900) square feet of fully enclosed floor area devoted to living purposes. Determining square footage under this requirement excludes roofed or unroofed porches, terraces, garages, carports, basements and subsidiary outbuildings. (6/1997)

3. All structures (anything built or constructed), whether or not fixed to the ground (permanently or temporarily), must meet the following setback requirements unless approved or required by the ECC to be placed outside the prescribed setbacks:

   a. Thirty-five (35) feet from the property line adjacent to the street upon which they front AND,

   b. Twenty-five (25) feet from the rear property line, unless the rear line is either contiguous to:
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

1) A boundary line of the Golf Course, in which case the rear yard shall be twenty-five (25) feet or twenty-five (25) percent of the depth of the lot, whichever is greater, OR

2) A Lake shoreline, in which case the rear yard shall be fifty (50) feet or twenty-five (25) percent of the depth of the lot, whichever is greater, using as a rear line the normal high water level of such Lake as shown on the plat.

3) New structures on those lots bordering on Route 3 in Sections Eleven (11), Thirteen (13) and Sixteen (16) must be one hundred (100) feet from Route 3 road right-of-way line.

c. Eight (8) feet from each lot side line unless a side line abuts a street, in which case that setback will be twenty-five (25) feet.

d. Ground level structures, i.e., decks, patios, flower containers, etc., may be built within setback limitations as long as the structure does not exceed at any point nine (9) inches in height from the ground.

4. Other Construction Requirements:

a. In no event shall the height of any new dwelling construction exceed thirty-two (32) feet above the ground surface as measured by the vertical distance, from the finished ground elevation at any point across the side of the house facing the street in front to the highest elevation of the proposed dwelling (not including the chimney). (Referendum 11/06)

b. A minimum of four/twelve (4/12) roof pitch is required on all dwellings.

1) Roof must be shingled in appearance or metal panels to be approved by the ECC. Color and style with sample shall be submitted along with application. (6/7/2014)

2) Shingle materials shall be asphalt, fiberglass, slate, and cedar or metal panels. The submitted application must include a sample of the material showing color, style and composition of the material. All roof materials must be approved by ECC. (6/7/2014)

3) Roof colors must be muted and harmonious with siding colors. (See D.4.e.2) (6/7/14)

c. An eight (8) foot nominal ceiling height is required on the first (main) floor.

d. All corridors shall be a minimum of three (3) feet wide.
e. All dwellings must be supported by and anchored to preexisting continuous peripheral basement or crawl space load-bearing walls which are set on continuous load-bearing concrete footings. (12/2002)

1) All exposed foundation walls must be parged and painted OR colored to harmonize with the house siding.

2) Roofs, sides and exposed foundation walls must NOT be painted or colored white. (8/2010)

3) Natural siding or cedar, redwood or the like should be sealed or stained in a natural tone.

4) Any porch or deck railing AND support poles facing the street side must be painted or stained to harmonize with the house. Flooring may remain natural.

f. Brick, stone, simulated brick or stone will be used on the front/street side(s) of the house foundation wall(s) which are above ground. Other exposed foundation walls may NOT exceed four (4) feet at any point. Exposed foundation walls, in excess of four (4) feet will be considered if the wall is designed with windows or doors that mitigate the extensive concrete surface that would result otherwise. Any such design will be approved by the ECC on a case by case basis. This section pertains to all new house permits applied for on and after 1 July 2000. (5/2000)

g. Any deck or porch facing the street having more than twelve (12) inches exposed between the ground and the deck or porch must be skirted.

h. The following materials for exterior walls are acceptable:

1) Stone or brick;

2) Wood shingles;

3) Wood siding to include lap and T-one-eleven (T-1-11);

4) Aluminum, vinyl, Masonite or steel in muted tones when it resembles wood texture.

i. Corrugated, plastic, fiberglass, poly-carbonate material, or any shiny metallic baked glaze finish is unacceptable. Metal panels must be submitted for approval by the ECC. Color and style with sample shall be submitted along with the application. (6/7/2014)
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

j. Heating/cooking fuel storage tanks require an ECC permit prior to installation. (12/1997)

k. Spark arrestors on chimneys: All houses with wood-burning fireplaces and/or wood-burning stoves must be equipped with spark arrestors.

l. For houses starting construction after 1 July 2000 houses numbers must be displayed on a post, or similar structure, at the street property line area using reflective numbers of contrasting colors at least three (3) inches high. The numbers must be placed to allow being read from EITHER direction. The specific design and location of the post or other structure should be submitted to the ECC for approval with the house plans. (1/2010)

m. Modular homes must meet the certification of the Commonwealth of Virginia codes and ordinances, In addition to the Building Official Codes Administrator’s Incorporated (BOCA) code and Council of American Building Officials (CABO) codes. When transported into LOW, any module cannot exceed 39 feet in length; however, the ECC may issue a variance on a case-by-case basis.

n. Any addition to an existing dwelling must meet the same requirements applicable to the original dwelling AND be approved in writing by the ECC before any work may commence.

o. A plat plan by the Registered Surveyor is required that shows the position of the completed house and accessory constructions prior to final ECC approval.

p. All fire pits which are to be installed on any LOWA lot must be approved by the ECC. Design, location, and type of materials must be included with the ECC application. Fire pits may be located behind the home, observe a twenty five (25) foot setback from the rear property line, and within the side planes of the house. The fire pit shall be surrounded on the outside, above ground, by a non-combustible material. The fire pit must not exceed five (5) feet in diameter including the outer wall surrounding the pit, shall not exceed twenty four (24) inches in height above ground, and must have a one fourth (1/4) inch opening grate for the pit when in use. Use of cooking grills, portable or tabletop fire pits and/or chimineas are not included in the above restrictions. (2/3/2018)

E. DURING CONSTRUCTION

1. Once construction of a residential improvements is started on any lot, construction must be substantially completed in accordance with plans and specification as approved within six (6) months. This requires that the structure must appear complete from the outside; that final grading of the lot, driveway and ditch-lines has been completed with suitable ground cover to prevent erosion; AND that all debris, materials and equipment have been removed from the lot. (4/2002)
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

Once construction of a residential improvement is started on any lot, an occupancy permit must be obtained from the Orange County Building Department, within twelve (12) months. (4/2002)

2. Trash Container and Temporary Toilet:
   a. An adequate container must be provided for the placement of trash by workmen. Failure to maintain an orderly construction site may result in the ECC’s issuance of a STOP WORK ORDER.
   b. The owner, prior to commencement of work, must place on each lot one (1) temporary toilet at a location to be least offensive to people on adjoining lots, on common areas, on the Golf Course OR on the Lakes. The door must face the excavation area; the toilet may NOT be left on the ditch-line OR within the right-of-way of the street.

   1) It shall remain in place and be properly maintained until the house toilets are available for use, and must be removed from the lot before final approval of the dwelling and lot by the ECC.

   2) Use of LOWA toilet facilities by construction personnel is prohibited.

F. ACCESSORY BUILDINGS

Accessory buildings may not be erected, placed or moved onto any lot prior to completion of the dwelling unless the additional building plan is approved with the dwelling plan.

1. The footers for the dwelling must be poured first.

2. The accessory building height may not exceed height of the dwelling.

3. Accessory buildings may not exceed the square footage of the first floor of the living space.

4. Color and material of siding and roof shingles must match the existing house. (6/7/2014)
   a. All roofs must be shingled asphalt, fiberglass, slate, cedar, or metal panels to match the existing dwelling roof. (6/7/2014)
   b. The exterior finish should be of the same material as the dwelling, however, T-one-eleven (T-1-11), or similar material, may be used provided the color matches the house. (7/2000)
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

5. If a building does not sit squarely on the ground, and spacing exists between the floor of the building and the ground, skirting which harmonizes with the building must be installed so as to screen the support system. An accessory building in excess of one hundred and fifty (150) square feet must be installed on a concrete pad, poured concrete, concrete block foundation or wood pilings. (7/2000)

6. Approval procedure consists of submitting two (2) copies of a sketch or picture plus a plat showing where the accessory building will be erected in relation to the dwelling and setback requirements. Accessory buildings in excess of one hundred fifty (150) square feet require three (3) copies including the building plan. (7/2000)

7. Only one shed shall be allowed on a residential lot. (5/06)

G. CULVERTS, DRIVeways, SITE CLEARING AND GRADING

1. Culverts and Ditch-lines: A copy of the specifications for entrance driveways and may be obtained at the ECC office. LOWA will specify to the owner the size of the culvert required.
   a. After installation, the LOWA Erosion Control Inspector will approve the installation OR will specify to the owner what is required to obtain approval.
   b. All culverts must be of material acceptable to LOWA.
   c. Culverts must be installed on a grade that will allow a free flow of water through them.
   d. Culverts must be in line and grade with the ditch-line.
   e. Culverts may not interfere with the property on either side.
   f. The culvert head walls must not extend above the grade of the driveway.
   g. The owner must repair or replace any existing culvert that is disturbed by construction, fair wear and tear or other activity for which the owner is responsible, to ensure proper drainage throughout the entire ditch-line.
   h. If a ditch-line is disturbed for any reason, the proper form and grade of the ditch-line must be re-established. Erosion control must be maintained.

2. Driveways:
   a. Each lot for which a dwelling is approved must be provided with a driveway of sufficient size to permit two (2) cars to be parked clear of the front lot line.
   b. Driveways may be constructed of gravel, crushed stone, concrete or asphalt.
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

1) When surfaced with gravel or crushed stone, the depth of the gravel must be maintained so as to provide an all-weather driving surface without tracking mud onto the street.

2) Gravel or crushed stone must be prevented from spilling onto paved LOW streets.

c. Driveways must be developed prior to beginning of construction and maintained in a condition that allows access to the construction site without tracking mud onto the street during construction.

3. Site Clearing and Grading:

LOWA intends to preserve as many trees as possible to enhance and conserve the natural surroundings.

a. Trees may be removed only from the area of the approved structure plus ten (10) feet around the area and from the areas to be occupied by approved walkways and driveways.

1) Before the ECC’s Preliminary Site Inspection is made, the owner or builder must mark the tree clearing zones (the area to be occupied by the dwelling, the ten (10) foot wide strip around the dwelling, the edges of the driveway and any parking areas and of any walkways) as shown on the approved plat plan. The zones must be outlined with high-visibility ribbon. Prior to clearing these zones, ECC will be requested to inspect the positions of the ribbons. The site clearing will NOT be approved until the ECC is satisfied with the means of marking employed. Such approved markings must remain in place until the dwelling and lot are readied for the final inspection. Any disturbance of the markings must be replaced immediately.

2) The following procedures are applicable to the handling and stockpiling of excavated earthwork and are specifically intended to protect and preserve the wooded environment during construction as required by LOWA’s Restrictive Covenants.

(a) Construction activities must be confined within the marked outlined areas. Excavated material must be stockpiled entirely within these zones. Exceptions to this requirement will be granted by the ECC under the conditions described below.
(b) When no exceptions are granted by the ECC, excess excavated material must be removed. In planning such removal, the LOWA General Manager may be consulted to determine whether the material might be placed on LOWA common ground for future use by LOWA. Equipment must be operated only within the cleared area.

(c) An area of smaller stock and scrub may be removed as well, if there are one (1) or two (2) such areas adjacent to the standard zone. The owner may mark this area with ribbon that ties to the ribbon marking the cleared area. ECC will decide whether the enlarged area is suitable for stockpiling excavated material.

(d) Removal of other trees must be approved by the ECC prior to removal. If such a tree is removed, the stump must be left in place and trimmed to a maximum height of one (1) foot above ground, grubbed out, or ground into mulch.

3) Stumps within the actual structure area must be removed. Other stumps in the cleared zone must comply with the provisions stated in above G.3.a.(2).(d).

b. Trees to be saved which are in danger of damage by construction operations must be protected. Temporary piling of dirt, which can kill trees, must be removed as quickly as possible.

Trees subject to damage by fill dirt which will remain as part of the approved final grade must be protected by suitable wood or stone wall or wall to protect them.

c. All uprooted tree stumps, logs and brush piles must be removed from the lot. Logs left for firewood must be sawed up and stacked neatly. (See Regulation V.F.1.b.) (2/7/2015)

d. Open burning, including but not limited to the burning of lumber, pallets, scrap wood, leaves, yard waste, garbage and similar items, as well as warming fires, is prohibited (5/2015)

e. The owner must establish adequate ground cover to prevent soil erosion after completion of any clearing.

1) Raw earth and spoil dirt must be prevented from eroding off the site with proper erosion controls. Erosion control measures which are acceptable to the ECC include straw bales which are located and attached to the ground in such a manner as to prevent erosion under, between or around the bales.
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

2) Properly installed siltation fences are also acceptable and may be required in addition to straw bales. When a silt fence is used it should be installed so that the water does NOT flow under or around the fence. Only one-third (1/3) of the fence should be upright with the remainder folded right to the ground toward the source of water flow. Soil or stones should be placed on the portion of the fence that is laid on the ground so as to insure a proper seal between fence and ground.

f. Grading, temporary and final, must be such that no change or deviation from the natural drainage will be allowed unless approved by the General Manager.

1) No new drainage course may be established except as authorized by the General Manager.

2) Final grades must fall away from all sides of the structure six (6) inches in ten (10) feet. All drain lines must empty into a grave-filled pit one (1) cubic yard in size or into a ditch. The flow of surface water may not be changed so as to adversely affect the adjacent lots.

g. After final grading of the site, effective erosion controls must be used and maintained until a suitable ground cover has been established over all disturbed areas and such disturbed areas have been stabilized.

h. Run-off from house down-spouts must be controlled. Water flow should be directed away from the house but not into neighboring property.

H. UTILITIES

1. The owner is responsible to arrange with the Rapidan Service authority (RSA) for sewer and water service.

2. The Surveyor shall show the location of the sewer holding tank and a spot elevation on the plat.

3. Electric and telephone wires and TV cables must be placed underground from the street to the house. Electricity may not be connected to the house until the wiring has been approved by the building inspector. The owner may arrange for temporary service during construction.

I. APPROVAL PROCESS

1. ECC approval in writing is required for all construction and improvements on any lot at LOW before any work is initiated.

2. The application package must be fully completed and submitted to the ECC office in sufficient time to allow review before consideration by the ECC at its regularly scheduled meeting. For a new dwelling, the lot owner is expected to be present at the meeting. If
this is impracticable, the owner may provide to a contractor or builder a letter that delegates authority to make any decision or agreement that might be required.

3. Each application package must include the following unless in a particular case an item may not be applicable:

a. Contact ECC for the required number of copies of the LOWA Application for Approval of Plans and Specifications for Dwellings. (6/2004)

b. Contact ECC for the required number of sets of detailed plans and specifications. Alterations to stock plans MUST be drawn neatly to scale and unused options must be removed. Grade lines with elevation numbers MUST be added to each elevation to indicate the proposed finished grade. REVERSE PRINT OR MIRROR-IMAGE PLANS WILL NOT BE ACCEPTED. (6/2004)

c. Four (4) copies of a current plat plan prepared by a Registered Surveyor to include the following:

1) All lot dimension and information normally expected on plat plans.

2) All exterior dimensions of the house including porches, decks, carports or other structures.

3) All setback dimensions from lot lines to the extremities of the house.

4) Existing grade elevations for each corner of the house, each corner of the lot and other spot elevations as necessary to describe the fall of the land. Assumed elevations may be used except for waterfront lots which MUST use actual elevations based on the following:

Main Lake:

Three hundred seventeen point five (317.5) feet mean normal level, OR

Three hundred twenty point zero (320.0) feet mean high (flood) level.

Fishing Lake:

Two hundred eighty-four point zero (284.0) feet mean normal level, OR

Two hundred eight-seven point five (287.5) feet mean high (flood) level.

5) Ground elevation at location of the sewer holding tank.

6) First floor elevation.

7) A driveway adequate for at least two (2) cars.
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

8) All recorded easements and any proposed changes.

9) All previous improvements to the lot such as culverts, piers, etc.

d. One (1) approved application for one (1) or more culverts.

e. ECC/LOWA Filing Fee: This fee is required on all construction and improvements, such as houses, garages, additions, decks, porches, piers, dog pens, storage sheds, boat slips, floats, etc.

f. The New Construction and Renovation Fee: The fee is computed for houses, additions, screened rooms and detached garages/carports on the total square footage of the structure to be built. Construction to include, but not necessarily limited to: basements, main floors, second floors, and second levels. Whether finished or unfinished, garages/carports and any roofed area, not including eaves. Square footage computations do not include open decks or terraces. New Construction and Renovation Fees are not imposed for: interior finishing work or remodeling, repair of existing structures, addition or replacement of open decks, piers, nor the erection of accessory buildings one hundred and fifty (150) square feet or under. (9/16/15)

g. If building on two (2) or more lots, recorded waivers of utility easements are required.

h. If the exterior of the house is not natural wood, brick or stone, a sample (1 in. x 2 in.) chip of each color is required.

4. ECC will conduct the following inspections:

a. A preliminary site inspection before approval of the application package to determine that the tree clearing zones are marked and the suitability of the house within the immediate community.

b. Within six (6) month after ECC approves the application package, the ECC will conduct an inspection to determine if the “as built” owner/builder contractual requirements with ECC/LOWA have been satisfied. The owner has thirty (30) days after notification of non-compliance to correct any/all deficiencies noted during the inspection before during referred to the Legal and Compliance Committee (LCC).

5. The Orange County Zoning and Erosion Permit and the Orange County Building Permit MUST be posted in a conspicuous place on the lot. (8/2001)

a. Equipment and materials may NOT be placed on the lot until the Orange County Zoning and Erosion Permit has been posted. (8/2001)
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

b. The Building Permit AND Inspector’s Record must be affixed to a board and covered with plastic for protection for these important records. The specifications for such a board are available at the ECC office.

c. All inspection Records and notices such as Termite Treatment Notices must be of a size that can be posted in conjunction with the Building Permit.

6. Should the ECC grant approval of the application, contact ECC for the required number of sets of structural plans and plat plans and other pertinent documents that will be returned to the applicant for submission to the Orange County Building Department. (6/2004)

7. Should the ECC disapprove, the reasons therefore shall be clearly stated to the applicant. An amended application may be resubmitted without an additional fee.

8. If an owner commences construction of improvements without the prior approval of the ECC, the ECC shall take the necessary steps to halt continuance of construction, to include but not be limited to the issuance of a STOP WORK ORDER.

J. ACCESS (10/7/17)

Contractors, sub-contractors, suppliers, and their employees may be admitted to LOWA under the following conditions:

1. Contractors, sub-contractors, suppliers, and their employees must comply with all applicable LOWA Regulations. The Lot Owner shall be held responsible for their actions.

2. At least twenty-four (24) hours prior to commencement of construction, the Lot Owner or their contractor MUST submit an access roster to LOWA Security. A separate roster must be submitted for each construction project.

The roster must list:

a. The name of each company or individual requesting access with the name of the company or the individual.

b. The contractor and any sub-contractors or other businesses requesting access for construction purposes.

c. The period of time on-site services will be required.

3. LOWA Security will issue employees a construction worker temporary vehicle pass for specific periods, not to exceed thirty (30) days.

4. Construction personnel will only be admitted to LOW between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday. (July 16, 2014)
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

5. Contractors may purchase and utilize vehicle barcodes in accordance with procedures established by the General Manager under authority of LOWA Regulations II. Admittance to Lake of the Woods, Section E. Vehicle Identification.

6. Dependents, family members and friends of contractors, sub-contractors, and their employees are NOT authorized entry to LOW. Such persons found within LOW will be escorted off the property and may be charged with trespassing. Temporary vehicle passes and barcodes of vehicles transporting such persons into LOW will be confiscated.

7. Overnight street parking of construction vehicles is not allowed.

8. Blocking of streets, roads or driveways is not allowed without prior permission of the General Manager. The General Manager may require temporary traffic control measures (signs, flaggers, detours, etc.) as a condition of authorization.

9. Parking or storing of construction equipment on LOWA property, including parking lots, is not allowed except with prior permission of the General Manager.

10. Construction sites must be kept free of unreasonable amounts of trash and debris. All trash must be disposed of daily in the required trash receptacles.

11. There may be no disposal of construction material in the Orange County Compactor Collection Center or on LOWA property.

12. Noise MUST be curtailed between the hours of 8:00 p.m. and 7:00 a.m. Loud playing of radios at construction sites is prohibited at all times.

13. No LOWA amenity, including the Pools, the Picnic Areas, the Lakes, the Campground Facilities, the Fareways Café, and its carry-out service, may be used by any contractor or their employees unless he or she is a LOWA member or registered tenant in good standing. (5/4/13)

14. Contractors and their employees who are LOWA members or registered tenants in good standing desiring to use the Fareways Café must be dressed in accordance with the Dress Code for sitting and eating in the café (shirt and shoes required) and present a reasonably clean appearance. Language used must be that which is generally acceptable in the LOW community. Those not adhering to this rule will NOT be served.

15. Random driving throughout LOW is prohibited. Independent contractors and employees must immediately proceed from a gate to the job site upon arrival at LOWA and must immediately proceed from the job to an exit gate upon completion of work.

16. Any owner who admits construction personnel as guests for the purpose of bypassing the access roster requirement is in violation of LOWA Regulations and will be cited for violation.
K. OTHER CONSTRUCTION

   a. The ECC may approve a revocable permit for a Dog Pen, for the purpose of confinement and/or safekeeping, the sizing and height of which is to be determined by the ECC after considering the circumstances, aesthetics, and the impact on the neighborhood. The Pen CANNOT extend more than ten (10) feet from the dwelling and CANNOT exceed two hundred (200) square feet.
   b. The Dog Pen must be contiguous to the dwelling and NOT be visible from the street, Lakes, OR Golf Course. The Pen will be wood, vinyl, or wire screening. Screening with shrubs may be required, predicated upon the size, height, and location of the enclosure. “V” channel metal posts are NOT acceptable for construction of a Pen.
   c. Trolley, tether or similar type restraints are NOT allowable.
   d. The location for the Dog Pen is in the rear of the residential lot. However, because of the location of the primary dwelling on the lot, an alternate location may be approved by the ECC. The Dog Pen as configured on the residential lot must meet the setback restrictions as prescribed by the Orange County Zoning Ordinances and the LOW Restrictive Covenants (Section 6.E). On certain lots because of the setback requirements, a lot owner may have to obtain a variance from ECC & Orange County. (1/2004)
   e. Electronic fencing is acceptable, so long as it meets all setback requirements and is ECC approved.

2. Private Boat Slips:

A Private Boat slip is a waterway cut into the shore of the Lake with depth, width and length sufficient to float one (1) or more boats.
   a. Boat slips may be allowed on lakeshore lots on the Main Lake where:
      1) Converging lot lines or narrow coves preclude approval of a pier, AND
      2) The contour of the land is amenable to the construction of such a facility, AND
      3) The excavation thereof will not interfere in any manner with the main sewer lines installed around the Lakes.
b. Waivers of easement must be obtained from:

1) Rapidan Service Authority

2) Verizon

3) Rappahannock Electric Cooperative

c. Boat Slip revetments must be reinforced concrete, timber retaining walls or rock-filled cribs.

d. The top elevation of Boat Slip revetments must be no more than two (2) feet above mean normal water (MNW) level of three hundred seventeen and a half (317.5) feet.

e. Covered Slips will NOT be permitted and no vertical structure is permitted.

f. The length of a Boat Slip may not be more than twenty-five (25) feet from the shore as delineated by mean normal water (MNW) levels of the Lakes.

g. Revetments may not extend into the Lake beyond the shoreline as established by the mean normal water (MNW) level of the Lakes.

h. Construction of the Boat Slip may not alter the general shoreline of the Lakes as delineated by the mean normal water (MNW) level.

i. Excavated material may NOT be dumped in the Lakes. If disposed of as fill within the confines of the owner’s lot, such fill may NOT adversely affect the general contour or drainage pattern of adjacent property.

j. Permits for Boat Slips must be obtained from the ECC and will not be revocable. Property owners must maintain them to prevent erosion of the shoreline or pollution of the Lake.

3. Piers:

Property owners must secure approval from ECC and a Building Permit from the Orange County Building Department prior to commencement of construction.

a. Filing fees to LOWA must accompany the application.

b. Application must be made on the form which is obtainable from the ECC.

c. The application package must consist of two (2) sets of the following:

1) Three (3) copies of the Plans and Specifications, drawn to scale. Indicate all materials and colors to be used.
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

2) Three (3) copies of the ECC Pier Application.

3) Three (3) Copies of the Certified Land Surveyor’s latest plat plan showing location of the Pier, drawn to scale. Indicate distances from the construction to all setbacks.

4) Plans must specify pressure treated lumber and rust resistant hardware.

5) Pier height must be a minimum of eighteen (18) inches and a maximum of twenty-four (24) inches above the mean normal waterline (MNW) of three hundred seventeen and a half (317.5) feet elevation.

6) Any benches, storage lockers, pump enclosures or other vertical structures to be attached to the Pier may not be more than thirty (30) inches in height except for PWC Lifts, or Lights which can not exceed seven (7) feet. Lifts, which are mounted to a pier and can swing over the pier, will not be included in the pier size. All of the previous items must be approved prior to installation. (10/2007)

7) ECC will review plans and if approved, will issue a revocable permit and will assign a tag number. The tag must be displayed, after the final inspection by ECC, on the water side of the Pier so that it can be seen when boats are moored in their usual berths.

d. General Requirements:

1) The Pier must be at least eight (8) feet from the property lines extended into the Lakes.

2) The maximum length of a pier from the bulkhead may not be more than:

(a) Twenty-eight (28) feet on the Main Lake.

(b) Fifteen (15) feet on the Fishing Lake.

3) Maximum Pier size allowed on the:

(a) Main Lake is six hundred (600) square feet. A Pier that is larger than six hundred (600) square feet and was approved prior to May 4, 1991 may remain in place.

(b) Fishing Lake is ninety (90) square feet.

(c) When “U” shaped Piers are used, the entire area occupied by the Pier and slip area is considered in determining maximum size.
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

(d) Irregularly shape Piers: Normally, the size will include that area captured by the Pier and the shoreline. However, conditions may dictate dealing with these type Piers on a case-by-case basis.

4) Pier sizes may be limited in areas deep in coves where a Pier could create a hazard for other Lake users. A minimum twenty-five (25) foot channel must be maintained between Piers on both Lakes. Piers shall not extend closer than thirteen (13) feet to the center line of any cove/inlet.

5) Only one (1) Pier is permitted per lot. “U” shaped or finger Piers are allowed as long as they form a single structure at the bulkhead.

6) The ECC conducts an annual inspection of Piers with respect to appearance and compliance with ECC/LOWA requirements. Piers must be maintained in good repair or the revocable permit will be withdrawn.

7) A watercraft lift may stand alone in the absence of a pier or may be placed in conjunction with a pier. All structures placed in the Lakes must occupy a contiguous water area that does NOT exceed six hundred (600) square feet measured from the shoreline onto the Main Lake and ninety (90) square feet on the small lake. The contiguous area may not extend farther into the main Lake that twenty eight (28) feet and fifteen (15) feet on the small lake. The area may not be closer to the lot sidelines extended eight (8) feet. This excludes lifts previously approved prior to October 6, 2007.

4. Boat Shelters:

a. Construction of a Boat Shelter must have the approval of the ECC.

b. The application must include the following:

1) Name of the applicant;

2) Section and lot numbers;

3) Street address;

4) Home telephone number;

5) A drawing, to scale, showing changes and/or modifications to the existing, approved, Pier;

6) A drawing, to scale, illustrating construction/assembly method;

7) A statement that the proposed shelter will adhere to the Criteria for Boat Shelters as delineated below.
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

c. ECC criteria on Boat shelters:

1) The Boat Shelter must be an open-ended, portable structure affixed to an ECC-approved pier. The shelter framework shall be no higher than four (4) feet, at the center, above the Pier.

2) Wood frames to support tarpaulins are NOT acceptable. Frames must be galvanized/stainless steel, aluminum or plastic tubing. Rectangular frames of metal or plastic pipe will NOT be approved.

3) Tarpaulins, used to cover the frame, must be in muted woodland tones of dark green, browns, khaki, etc. NOT permitted are bright colors, e.g., red, blue, bright yellows, international orange, white, multicolors (except camouflage). Tarpaulins may not be extended beyond nor higher than the shelter’s framework.

4) All permits for Boat Shelters are revocable.

5) Permits will be revoked if tarpaulins used are torn, tagged or otherwise unsightly.

5. CB Radio transmitting-receiving antenna installation: LOWA/ECC required conditions for construction and use are as follows: (5/2008)

   a. Application must be made to LOWA. Upon approval, antenna construction must be approved by ECC.

   b. CB and Marine radio base stations must use vertically polarized single element antennas installed in a location, such as a tree, so as to be as inconspicuously as possible. Towers or “telephone” poles are not permitted.

   c. Amateur service antennas may be either horizontally or vertically polarized type; however, they may NOT be mounted on or with towers or poles and shall be constructed and installed as inconspicuously as possible.

   d. Owners and operators of transmitting equipment must install and operate their equipment within the basic interests of the LOWA community and must be cooperative with their neighbors in attempting to solve potential interference problems. Also, the owner/operator must be willing to avoid setting up any objectionable exterior antenna system. (5/2008)

6. Satellite Dish Antennas: Satellite Dish Antennas cannot be placed on LOWA property except to meet LOWA requirements. It is preferred that the Satellite Dish Antennas not be visible from the street. Natural screening may be required in some cases. (3/2005)

7. Portable Temporary Covered Storage (e.g., “PODS” “SMARTBOXES”, or equivalent)
XVI. ENVIRONMENTAL CONTROL AND CONSTRUCTION PROCEDURES (CONT’D)

a. The ECC may allow the placement on the lot of portable covered containers for the purpose of temporary outdoor storage of household possessions, or associated with moving into or out of a dwelling that has been approved by Orange County.

b. Such storage shall not exceed (30) days.

c. The storage containers shall be located on the lot so as to avoid encroachment into established setbacks and easements, unless otherwise approved by the organization that has the easement right-of-way and the ECC.

d. Stacking of temporary storage containers is prohibited.

e. The placement of any such storage containers on a residential lot will require address, point of contact numbers of containers, location on the property and placement/removal dates. (5/06)

8. Only an in-ground swimming pool is permitted. In-ground pools, hot tubs, and spas are restricted to the area behind and within the side planes of the house, and shall comply with all laws, ordinances, and regulations of the Commonwealth of Virginia and Orange County. Only black aluminum fencing may be used around a pool area which is consistently no taller than 54 inches in height. (5/17/17)

L. DWELLING DEMOLITION AND VARIANCE LOSS:

An application for a permit for demolition of a dwelling must be made to the ECC. A New Construction and Renovation Fee approved yearly by the Board of Directors must be paid upon application. Upon demolition and removal of an existing dwelling, foundation, dock, or other structure(s), any variance(s) granted by LOWA ECC are no longer valid. Included are setbacks, colors, construction materials, etc. Variances previously granted by Orange County are subject to the provisions of the Orange County Zoning Ordinance. A request for continuance of an existing variance(s), or a request for a new variance must be submitted to the ECC for review and approval. If the previous variance was granted by Orange County or a new variance requires Orange County approval, the ECC will review and recommend that the variance request(s) be submitted to Orange County for review and approval. If construction will be delayed for more than six (6) months, the lot must be cleared of all construction, and construction materials, equipment and debris. (9/16/15)

Attachments:
Appendix A
Appendix B
Appendix C

# # #
PROCEDURE FOR APPROVAL TO BUILD ON TWO (2) OR MORE LOTS, OR ON ONE (1) AND A PROTION OF A LOT

The burden of accomplishing all actions necessary to build on more than one (1) lot at LOW rests with the property owner. The property owner is advised to retain an attorney, since failure to obtain easement waivers and have them recorded with the deed could cause a cloud on the title to the property.

The property owner is hereby informed that under no circumstances does the accomplishment of such actions reduce the obligation of the property owner to pay the annual charge levied by the LOWA on each of the lots and portions of lots replatted.

Property owner(s) must execute the attached agreement* before authorization will be granted to the property owner(s) to build on more than one (1) lot. The agreement requires the property owner(s) to:

1. Obtain in writing the waiver of easement from all appropriate utility companies which have been granted easements and/or right-of-way on the affected properties. At the present time, these companies are: Rappahannock Electric Co-Op, Rapidan Service Authority, and Verizon.

2. Provide a copy of all the above waivers of easement to the LOWA Association when requesting a waiver of its easement (Paragraph 10-C of the Restrictive Covenants).

3. Record such waivers of easement with plat in Orange County Clerk’s Office and provide and annotated copy to the LOWA General Manager for record and assessment purposes.

Property owner(s) must provide a copy of the executed agreements to the Environmental Control Committee when making application to build on more than one (1) lot.

Attachment enclosed.

This procedure implements a resolution adopted by the LOWA Board of Directors on January 9, 1982.

* When a portion of a lot is to be built on, all property owners of the entire lot are required to execute an agreement with the LOWA.
THIS AGREEMENT made and entered into this, the _______ day of ______________, 20___, by and between LAKE OF THE WOODS ASSOCIATION, INC., hereinafter referred to as “Association”, party of the first part; and _________________________ and _________________________, hereinafter referred to as “Member”, even though more than one (1) party of the second part;

WITNESSETH THAT:

WHEREAS, Association is composed of property owners at Lake of the Woods in Orange County, Virginia, and is empowered to take actions which will further and promote the community welfare of property owners at Lake of the Woods; and
WHEREAS, Member is the owner of a lot and a portion of an adjoining lot at Lake of the Woods and now desires to combine the two (2) into one (1) single lot for building purposes; and
WHEREAS, Association has no objection to such action by Member, but believes it to be necessary and desirable that certain understandings of the parties be confirmed by written agreement;
NOW THEREFORE, for and in consideration of the mutual benefits to be derived, Association and Member do hereby agree as follows:

1. Association will make no objections to the action of Member in combining Lot ____ in Section ____ and a portion of the adjoining Lot ____ in Section ____ of Lake of the Woods Subdivision for building purposes, a plat of said combined lot being attached hereto and incorporated herein by reference.

2. Member agrees that the action of combining the two (2) parcels into one (1) lot for building purposes shall be irrevocable unless and until Association agrees, in writing, to the revocation of this agreement.

3. Association hereby waives compliance by Member with the setback provisions relating to the common sideline between the two (2) said parcels as prescribed by Paragraph 6 E (b) of the Declaration of Restrictions for Lake of the Woods.

4. Member agrees that the setback provisions as prescribed by Paragraph 6 E (b) of the Declaration of Restrictions for Lake of the Woods shall apply to both sidelines of the combined lot.

5. Association hereby releases to Member its easement and right of way along the common sideline between the two (2) said parcels as prescribed by Paragraphs ten (10) B and C of the Declaration of Restrictions for Lake of the Woods.

6. Member hereby grants to Association and its successors and to the utility companies serving Lake of the Woods and their successors the easements and rights of way over strips of land five (5) feet in width along both sidelines of the combined lot as prescribed by Paragraphs 10 B and C of the Declaration of Restrictions for Lake of the Woods.
7. Member acknowledges and agrees that he and his successor in title shall continue to be liable for and shall pay all assessments levied and imposed by Association as prescribed by Paragraph 12 D of the Declaration of Restrictions for Lake of the Woods for the lot and ________ percent of the annual lot assessment for the portion of the adjoining lot as if they had not been combined into one (1) lot for building purposes.

8. Member acknowledges and recognizes that this action on his part may require approval by the County of Orange, Virginia, and agrees to review this matter with the County Administrator or such other person as may be designated to administer the Orange County Subdivision Ordinance and the Orange County Zoning Ordinance.

9. Member agrees to pay the cost of recording this agreement with plat attached in the Clerk’s Office of the Circuit Court of Orange County, Virginia.

It is clearly understood that Association is acting for itself and for no other party having an interest in this matter. Member has the responsibility of obtaining releases of easements from utility companies. Member acknowledges that Association has strongly urged member to seek advice of counsel before taking any action relative to the combining of said lots.
WITNESS the following signatures and seals this the day and year first above written.

LAKE OF THE WOODS ASSOCIATION, INC.
By_______________________________________(SEAL)
_________________________________________(SEAL)
Member
_________________________________________(SEAL)
Member

STATE OF VIRGINIA
City/County of ________________________, to-wit:

The foregoing instrument was acknowledged before me this ____________day of ______________________________, _________________, by
____________________________________, ______________________________ of Lake (Title)
of the Woods Association, Inc., a Virginia corporation, on behalf of the corporation.

_________________________________
Notary Public

My commission expires: ______________________________
EROSION CONTROL FOR CONSTRUCTION SITES

A. During Clearing and Construction

1. Along lake shoreline a “Green Strip” of a minimum of fifteen (15) feet will be maintained in an undisturbed condition. If backfill is used behind a Shore Protection Device (Wood Bulkhead, Rip Rap, etc.), the backfill must immediately be covered with mulch, sod or seeded for grass with a light mulch until germination.

2. Raw earth and spoil dirt from excavation at the building site will be prevented from eroding off the site. The following methods are recommended:

   a. Confining the pile to one (1) location, where feasible.

   b. Placing and staking bales of straw/hay below the raw earth or dirt pile arranged to trap dirt washing down the pile or off the property.

   c. Covering the raw earth or dirt pile with a layer of straw, hay or wood chips or with a layer of straw, hay or wood chips or with securely-staked heavy duty tarpaulins. Or seeding the raw earth or dirt pile with a rapid growing grass seed (such as rye). Mulch must be used until grass is established.

   d. Placing and staking bales of straw/hay in areas of natural and/or man-made drainage to trap soil run-off before it reaches the street ditches or the lake.

   e. Lot(s) adjoining the construction site, (unless permission has been granted by the owners), will not be used for hauling materials to the building site nor used for piling dirt and storing materials during construction. Location of dirt piles on the site should be carefully selected so that any excess may be easily removed after the building has been completed.

B. After Final Grading:

1. After final grading of the construction site, erosion control measures will be used whereby a suitable ground cover is applied to all disturbed soil and raw earth areas. Suitable ground covers can include:

   a. Heavy mulching of areas with wood chips.

   b. Seeding areas for grass and applying a light mulch until germination.

   c. Laying sod.
C. **After issuance of Occupancy Permit:**

1. After issuance of an Occupancy Permit, the property owner is responsible for continuing adequate erosion control measures to prevent soil run-off from his property from entering any drainage system or lake.

2. Thirty (30) days following the issuance of the Occupancy Permit, the ECC will make a final Erosion Control and Shore Protection Inspection to check all erosion control measures and especially to inspect for the application of a suitable ground cover over any disturbed or raw earth. Weather conditions or other extenuating circumstances may cause the ECC to extend the thirty (30) day period if so requested by the property owner.

**CONTROL:**

1. Before a Building Permit will be issued, the Property Owner(s) and General Contractor must each sign a statement certifying that they “have read the PROCEDURES FOR EROSION CONTROL FOR CONSTRUCTION SITES and understand that these procedures must be followed during and after construction”.

2. The Building Inspector will determine at the time of his inspection(s) whether erosion control procedures are being followed on the building site. If not, ECC will be so advised. ECC will issue an LOWA Correction Notice. If the violation is not corrected within ten (10) working days, ECC will issue a LOWA Stop Work Order. If the violation is still not corrected within ten (10) more days, (twenty (20) working days of Correction Notice issuance), a citation to appear before the Legal and Compliance Committee will be issued.

#  #  #  #
ESTABLISHMENT OR RELOCATION OF DRAINAGE EASEMENTS WITHIN LOW

1. The property owner within LOW who desires to establish or relocate a drainage easement is responsible for accomplishing the following actions:

a. Discuss the proposed drainage easement location with the LOWA Maintenance Superintendent as the initial step.

b. Obtain a certified survey showing the present Drainage Easement, if any, any proposed location or re-location of the new easement.

c. Request and obtain, in writing, the approval of all affected property owners for the proposed drainage easement location. An owner is affected when either the point of entrance or the point of exit of the original easement is changed.

d. Obtain approval, in writing, of all appropriate utility companies which have been granted easements or rights-of-way on the affected property or properties. At the present time, these companies are: Rappahannock Electric Cooperative; Rapidan Service Authority; and Verizon.

e. Request the LOWA General Manager to obtain the LOWA Board of Directors approval of the desired location of the drainage easement. The request must be accompanied by one (1) copy of:

   (1) The document portraying the desired drainage easement location.
   (2) All written approvals of affected property owners and utility companies.

f. Record the approved drainage easement location with appropriate Orange County officials, i.e., the Orange County Clerk.

2. It is recommended that the property owner desiring to establish or relocate a drainage easement obtain the services of an attorney to assure proper recording of the approved location.

3. At time of Board of Directors approval, the property owner will be informed that upon establishment of the new drainage easement, the owner is then responsible for assuring that no additional erosion is created. This can be accomplished by rip-rapping, vegetation or other approved means installed by the property owner.

# # # #
A. GENERAL

1. The COMMUNITY CENTER has been established to provide meeting and recreational facilities for LOW members, non-profit civic/service, social, performance, educational, fitness and recreational groups. User and cleanup fees will be established by the LOWA Board of Directors. Situations and circumstances not covered by these regulations will be handled at the discretion of the General Manager.

2. In return for the use of these rooms, all groups and organizations are expected to contribute to the general cleanliness and order of the COMMUNITY CENTER following use. All furniture and equipment must be returned to original locations All trash and debris must be removed from the building following each use. Trash must be placed in plastic bags and taken to the trash compactor site for disposal. When the compactor site is closed, trash may be deposited in the dumpster located behind the Sweetbriar Pool. Privileges that are abused may be rescinded or cleaning fee may be applied.

B. FOOD SERVICE

1. Groups and other users of the COMMUNITY CENTER may bring in commercially prepared food and non—alcoholic beverages that will be served by volunteers of the group using the facility.

2. No outside commercial catering will be permitted in the COMMUNITY CENTER without the express approval of the General Manager. The Clubhouse will have the right of first refusal for an commercial catering in the COMMUNITY CENTER. Commercial catering is defined as any food that is either: prepared on-site by a commercial entity, served in commercially owned equipment and / or served by paid professional staff.

C. BEVERAGES

1. No alcoholic beverages are permitted in the COMMUNITY CENTER except in strict compliance with Regulations established by the Alcoholic Beverage Control Board of the Commonwealth of Virginia and the General Manager of LOWA.

2. Only the Clubhouse will be permitted to sell alcoholic beverages in the COMMUNITY CENTER. Exceptions to the policy may be granted by the General Manager with the understanding that an agreed upon portion of any profits will be paid to the Clubhouse.

3. With the express advanced approval of the General Manager, groups may serve alcohol at social functions providing it is not sold or included in the price of admission.

4. Any alcoholic beverages brought into the COMMUNITY CENTER must be under the direct supervision of a responsible adult at all times. Alcoholic beverages may not be stored or remain in the COMMUNITY CENTER when a sponsoring and responsible adult over the age of 21 is not present.
D. CONDUCT

1. Smoking, including the use of electronic smoking devices, (see IV.F.2.) is not permitted in the COMMUNITY CENTER. (11/3/2018)

2. No advertising shall be permitted except as approved by the Management.

3. No items shall be stored in the COMMUNITY CENTER without express permission of the Community Operations Manager or GM.

4. No publications, pictures, decorations, dished, utensils, or other articles or property of any kind shall be removed without permission from the Management.

5. Flowers and shrubbery around the grounds are not to be cut for personal use.

6. Pets are NOT permitted in the COMMUNITY CENTER without the express permission of the Community Operations Manager or General Manager. A person with a disability shall have the right to be accompanied in and around the Community Center by a dog trained and in service as a service animal. (1/2013)

7. Rough or boisterous conduct or use of profane language is not permitted.

8. Telephones will be used only for official LOWA business or in the event of illness or other emergency. Telephones may be used for short messages, such as a request for pickup after an event.

9. Suggestions and complaints should be made to the Management directly, or in writing, for appropriate action.

10. No items shall be left in the refrigerator overnight without the express permission of the Community Operations Manager or the GM.

11. Users are liable for damage caused to LOWA property and / or the property if individuals or groups that have prior permission to store items in the COMMUNITY CENTER.

E. DRESS CODE

1. Except when the Community Operations Manager or GM have expressed exceptions, shoes and shirt must be worn in all areas of the COMMUNITY CENTER. No cleat shoes shall be worn in the Community Center. Black, hard-soled shoes that may mark the flooring must not be worn in the COMMUNITY CENTER. Muddy shoes must be cleaned before entering the COMMUNITY CENTER.

2. No one attired in a bathing suit without proper covering is permitted in any area of the COMMUNITY CENTER without the express permission of the Community Operations Manager or the GM.
F. RESERVATIONS

1. The operating hours of the COMMUNITY CENTER will be determined by management, and membership will be informed through the various LOWA means of communication.

2. Individuals, groups, or organizations wishing to reserve space in the COMMUNITY CENTER must make advance arrangements with the LOWA Community Operations Manager. A user’s fee may be charged as well as clean-up fee at the discretion of the Management.

G. USE OF COMMUNITY CENTER FACILITIES

1. All users of the COMMUNITY CENTER must adhere to posted rules.

2. LOWA staff, class instructors, event staff / volunteers or a responsible adult must supervise children at all times. Unsupervised children are not permitted in the COMMUNITY CENTER.

3. Fire code maximum occupancies will be strictly adhered to.

4. Users will ensure that equipment or activities do not mark or damage the Multi-purpose Room floor.

5. The Youth Center will only be used with the permission of LOWA management. Uses may include Teen Center nights, Family Nights, waiting area during classes held in the Multi Purpose Room and other scheduled events and activities.

6. Children must be supervised when in the Computer Room. Software may not be loaded onto LOWA systems without the express permission of the Community Operations Manager or GM. Food and drink are not permitted in the Computer Room. The loading of material not suitable for viewing or reading by children, is strictly prohibited. Users are liable for any damages to equipment including the cost of SW or system recovery.

7. No one is permitted to enter or use the stage area without the express permission of the Community Operations Manager or the GM.

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XVIII. USE OF THE FITNESS CENTER (6/5/19)

A. Admission to the Fitness Center

1. LOWA members, registered tenants, and their households who have (i) paid the annual or temporary usage fees and (ii) signed the Fitness Center Amenity Form Agreement and Waiver (“FC Agreement and Waiver”) are eligible to use the Fitness Center, and shall be referred to herein as “FC Members.”

2. A LOWA member who is also a FC Member may purchase temporary passes for guests to use the Fitness Center. A maximum of two guests is allowed per household. Such guest users must be accompanied by a FC Member. All such guests must follow all Fitness Center rules and regulations and sign the appropriate FC Agreement and Waiver.

3. Eligible persons age 14-17 listed on the FC Agreement and Waiver may use the Fitness Center when accompanied by an adult family member. EXCEPTION: An eligible person age 14-17 who has passed the “Performance Fitness Equipment Test” may use the Fitness Center unaccompanied.

4. Children under the age of 14 are not allowed in the Fitness Center at any time.

5. Each FC Member accessing or using the Fitness Center must present a LOWA-issued ID card to the attendant or enter using the security code or other management-approved means of entry. Non-FC Members are prohibited from entry to the Fitness Center, unless the Non-FC Member is a guest duly authorized in accordance with these Rules and Regulations.

6. All Fitness Center users (herein referring to FC Members and authorized guests) must abide by the Regulations and Rules governing the Fitness Center. Violators of these Regulations and Rules may suffer penalty, including loss or suspension of their Fitness Center privileges, as determined by the General Manager or his/her designee.

7. FC Members and their authorized guests exercise at their own risk and should use a “spotter” when appropriate.

8. Proper gym attire is required at all times. Shirts must be worn at all times. Swimwear is not permitted. Clean rubber soled shoes that cover the entire foot must be worn at all times. Sandals, spiked soles, work boots and flip-flops are not permitted. Shoes and personal items must be kept in the provided storage units.

9. Excessive noise and use of profane language are not permitted. FC Members and their authorized guests must use personal listening devices when playing music, watching videos or using exercising apps.

10. All programs and services, including personal training, group exercise, and instructional programs, must have written authorization from the General Manager or designee.
XVIII. USE OF THE FITNESS CENTER (6/5/19)

B. Equipment

1. FC Users are prohibited from relocating exercise machines and equipment from their established locations.

2. Equipment must be used properly, without causing potential damage to, or excessive stress on the equipment. FC Users are liable for the damage they cause to LOWA property.

3. Equipment must be cleaned using the provided wipes after each use. FC Users must clean up after themselves.

4. All weights must be re-racked and equipment put in their proper location after use.

5. The deadlift platform must be used at all times when performing deadlift exercises.

6. Use of cardiovascular equipment such as treadmills, ellipticals, and recumbent bikes must be limited to 30 minutes when others are waiting.

7. Food, tobacco, and alcoholic beverages are not permitted in the Fitness Center. Only closed plastic beverage containers are allowed. Smoking, including the use of electronic smoking devices, (see IV.F.2.) is not permitted in the Fitness Center.

8. Fitness Center vandalism or structural damage must be reported immediately to the attendant, if on duty, or Security by calling 540-972-2210.

9. LOWA is not responsible for personal property lost or stolen in the Fitness Center.

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