

Lake Land' Or Property Owners'
Association

Rules and Regulations

Adopted by the Board of Directors
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I. FORWARD

The Lake Land 'Or Property Owners Association Inc., herein after referred to as "Association" is a non profit Virginia Corporation, controlled by a Board of Directors elected by the members who are the owners of some 2100 lots in the Lake Land 'Or Resort Development, Madison District, Caroline County, Virginia.

A. Purpose & Scope

The Association through its Board of Directors formulates the rules and regulations necessary for complete, proper and orderly use of the facilities for all members. It is the responsibility of the Executive Manager to enforce the rules and regulations. It is the responsibility of the Board of Directors to take appropriate action against all violators of its rules and regulations, as well as those not voluntarily complying with the directions of the Executive Manager and the security personnel. It is the responsibility of the general membership to adhere to and follow the Association's Restrictions and Amended Restrictions (Covenants), Bylaws, Rules and Regulations, and Building Rules and Regulations in all respects. Non-compliance with any requirements set out in the documents could result in loss of membership and guest privileges. In all instances and adults 18 and over, must assume all responsibility for minor children. Civil and criminal action will be taken against those individuals who flagrantly or habitually disobey the Association's governing documents as well as any/ all local, state and federal laws.

The purpose of the Association is to maintain and preserve the character of your community and perpetuate the natural beauty of the surrounding area and, by so doing to protect and enhance the value of your investment for years to come. In order to achieve this purpose, these Rules and Regulations supplement the retractions and Amended Restrictions (Covenant), the Bylaws of the Association, and the Building Rules and regulations that have been enacted to govern the conduct of all individuals, members or otherwise, while within the boundaries of the development.

The requirements set out in the aforementioned document will be enforced without discrimination. Reasonable minor exceptions shall be made as warranted by the Executive Manager or the Board of Directors.

B. Environment

In accordance with the Covenants, lot owners must maintain their property in a reasonable condition. In order to enhance the general appearance of Lake Land 'Or, the area of member's property visible from the roads, lakes and ponds should be kept free of play equipment; toys, bicycles, lawn mowers, building supplies, machinery, laundry and all objects that detract from the appearance of the neighborhood. Silt fencing must be removed once grass is established. In order to preserve the rural character of our community and perpetuate the natural beauty and wooded surroundings of the area, you are encouraged to maintain the environment through the preservation of as many trees as possible. Anyone caught littering will be subject to the laws of the Commonwealth of Virginia. In addition, if the offender is a non-member, the person shall be evicted from the development.

C. Member Conduct

Members shall conduct themselves with civility and respect when dealing with their fellow members, the Administrative staff, maintenance personnel and security. At no time will bad behavior, abusive language or derogatory insults be tolerated towards any paid employee or contract employee of the Association. Verbal abuse, foul language or disparaging remarks towards anyone or abuse of Association property shall be considered a violation of these Rules and Regulations. The offending member will be referred to the Compliance and Hearing Committee which may levy fines. Damage caused by any such actions shall be the responsibility of the offending member, family member or guest and they will be billed accordingly for repair or replacement of damaged Association property.

II. ACCESS TO THE COMMUNITY

A. Security

For your protection, Security personnel are on duty at Lake Land 'Or. The Security personnel are on duty as a service to the membership and their guests to enforce the Association's rules and regulations and to issue summonses authorized by the Commonwealth of Virginia. These personnel can and will aid the membership and their guests in any emergency situation requiring the use of their training and experience. The security personnel reserve the right to go onto property owner's lots if there is a suspected violation of the Rules and Regulations, Building Rules and Regulations and State and County Laws. Injuries in, on or to Association property or common areas should be reported immediately to the Security Officer(s) on duty. In case of serious or medical problems call 911 and then contact the security gate. The telephone numbers for the Security offices are;

Heritage- 1-804-448-2240

Land 'Or- 1-804-448-2242

B. Member and Renter Amenity Passes

Each member or renter in good standing will receive an amenity pass for each person in their immediate family residing in the household, excluding those under the age of two (2). Immediate family will mean parents and their children and persons connected by blood, marriage or adoption. Members and tenants who have a significant relationship with an individual, but may not be married, may acquire an Amenity Pass so long as that person is registered with Administration as a resident of that property. Students away at school may also receive an amenity pass if they live with the member or renter when not at school. These cards are not transferable. Amenity passes are updated each year provided all payments are made. Presentation of an amenity pass is required for entry or use of recreational properties or Association sponsored events. If requested but not presented, entry or use of facilities will be denied. The cards remain the property of the Association. Abuse of the facilities or violation of the Covenants, By Laws, or Rules and Regulations will result in revocation and confiscation of the amenity passes. There is a fee for replacement of amenity passes.

C. VEHICLE PASSES

All vehicles attempting to gain admittance to the Association will be required to have an Association vehicle decal or a vehicle pass. Failure to display either type of Lake Land 'Or vehicle identification while within the community may result in the removal of the vehicle from the development at the owner's expense.

Vehicle decals and passes are the property of the Association and may be revoked and / or confiscated for any violation of the Association's Restrictions and Amended Restrictions, Bylaws or these Rules and Regulations.

1. Vehicle Decals

Vehicle decals will be issued to members and renters in good standing for each vehicle owned. These decals must be displayed in the blind spot behind rear view mirror per VA State Code and on the inside of the windshield below the tint. Decals shall only be issued following the submission of valid registration (s) to the Administration Office.

All registrations are to be submitted at the beginning of each fiscal year regardless of when previously submitted.

2. Green Vehicle Passes

A green pass will be issued to those guests who have been approved by a member or renter in good standing to enter the community. A green pass permits the vehicle access to and parking at any common area during approved hours. Green passes requested for more than one day will be issued by the Administration Office upon receipt of the vehicle registration.

3. Pink Vehicle Passes

A pink guest pass will be issued to permit guests who have been approved by a member or renter in good standing to enter Lake Land 'Or to travel only between the entrance and the member's premises on either the Land 'Or or Heritage Side of the community. An "H or L" is indicated on the pass to indicate restricted access. Vehicles with this type of pass are not permitted access to or use of any common area or parking lot.

4. Long-Term Passes

A yellow long-term pass will be permitted for those guests who have been approved by a member in good standing to visit the resident on a regular basis. This courtesy is not extended to renters. This will run concurrent with the fiscal year, beginning April 1 and expiring March 31. The member must request these passes be issued by providing a copy of the current vehicle registration to the Administration office. These will be issued by the Administration Office. A limit of six (6) will be permitted yearly.

If you are a new Virginia Resident, within 30 days on moving here you must:

- A. Apply for a Virginia Driver's license
- B. Title your vehicle in Virginia
- C. Register your vehicle and obtain Virginia license plates
- D. Obtain a local sticker or decal required by the city or county in which you live
- E. Active Duty Military are exempt from Virginia licensing rules if their Home of Record is a state other than Virginia and they maintain that as their home state.

D. GUEST PASSES

Six (6) permanent guest passes will be issued per property as long as the member is in good standing. This does not apply to undeveloped properties owned by multiple property owners or those properties owned by corporations or groups. In the event of loss, the member will pay a fee for replacement. Temporary Guest passes may be issued by the Executive Manager, at his or her discretion, upon request, when needed. Guest passes are transferable to different guests and are intended for the use of each member's guests, regardless of age using Land 'Or recreational facilities. It is suggested that the member require that their guest return the pass to them each day. The pass *does not* grant the guest(s) access to the development. The guest passes are the property of the Association. They may be revoked and/or confiscated for any violation of the Covenants, Bylaws, or Rules and Regulations. Guest passes may not be used or given to members not in good standing (i.e. delinquent). To do so can result in the revocation of the membership privileges of the issuing member.

Leaseholders, family members residing in their household, and their guests are considered guests of the property owner from whom they lease, and may use that member's guest passes, provided that:

1. Their lease is for a minimum of one year and is on file in the Administration Office.
2. The leaseholder or property owner has paid in full the required leaseholder fee, member dues, assessments and other Association fees if applicable.
3. The leaseholder is registered at the Administration office and has submitted all required documentation.
4. Such guests of leaseholders are accompanied by the leaseholder or an adult member of the leaseholder's immediate household.
5. Members may restrict the number of guest passes issued to the leaseholder.
6. Members owning one property which is a rental property must inform the Administration Office of the distribution of their guest passes. Otherwise, passes will be disbursed to the tenant.

E. GUEST ENTRANCE TO LAKE LAND 'OR

A permanent guest list will be maintained at the Land 'Or and Heritage entrance security offices for each member or leaseholder in good standing. A leaseholder's guest list will not be accepted by the Security office unless a current yearly lease is on file in the Administration Office and required fees are current.

Those guests listed on file will be granted access upon showing personal identification such as a driver's license. Please list only those guests and relatives that visit you frequently, infrequent visitors can still gain access based upon an active member's or leaseholder's telephone request. To add or remove a guest's name on the permanent list, complete a guest list add/remove form, available through and returnable to Security or the Administration Office. For your protection, identification will be necessary to make any changes to the list. All changes to a guest list must be in writing and by the property owner or tenant signing the lease. For those active members who are not residents at

Lake Land 'Or, a signed letter will be accepted to change the list. As a further protective measure, it will be necessary to update and confirm the names on the permanent guest list annually. Members who are delinquent may not receive a guest entrance from another member.

III. COMMON AREAS

A. CURFEW

The Lake Land'Or Board of Directors has established a curfew within the Land'Or community for all unsupervised children under the age of eighteen (18) years from 10:30 p.m. till 5:30 a.m. This curfew is in effect for all Association common areas to include roads, parking areas, picnic and pavilion areas, lakes, ponds, beaches, playgrounds, basketball and tennis courts clubhouses and workout facilities.

Exceptions include: a teenager with a valid ID traveling to or from home for work, school or other activities such as walking a family dog or traveling to a friend or neighbors house is permitted.

B. ROADS

All roads within the Association's boundaries are maintained by the Association. These roads are limited to the use of members, their guests, and *specific* authorized users.

1. PARKING

Vehicles may not be parked in any cul-de-sac, on any roads or to the side of any roadway (on the Association's fifteen [15'] foot easement/right-of-way along the side of all roads). This rule is intended to prelude interference with utility work, snow removal, ect. but also to preserve the character and beauty of the community as a whole. Any vehicle found in violation of the rule is subject to being towed away and stored at an authorized impoundment area at the owner's expense after appropriate warning.

If having a family gathering and the driveway can not accommodate all vehicles, you may park on shoulders subject to above restrictions with the permission of the Executive Manager. No vehicles shall be parked on lawns, blocking private driveways or park within twenty (20) feet of a mailbox.

Exception is made only for dispersal or retrieval of students. Parking during scheduled bus stops is permitted on one side of the road (easements) excluding in front of or in private driveways, within twenty feet (20) on either side of a mailbox and under no circumstances for these purposes impede the flow of traffic.

2. USE

All persons using the Association's roads do so at their own risk. The Association will not be responsible for any delays, breakdowns or damage to personal property or personal injury occurring on said roads, where no intentional negligence is involved. The traffic laws of the Commonwealth of Virginia and Caroline County applicable to the operation of motor vehicles on Public Roads, as set forth in Titles 46.2 of the Code of Virginia and /or Caroline County Code, shall be enforced as rules and regulations with respect to streets and roads within the Lake Land 'Or Property Owners Association, including but not limited to, those laws applicable to littering, pedestrians, title to vehicles, inspection of vehicles, vehicle registration, operators licenses, and safety gear and dress required for operation of vehicles.

The maximum speed shall not exceed twenty-five (25) miles per hour or such lower speed where indicated by proper markers.

Stop and yield signs shall be observed as posted.

School buses, semi- tractors/cabs, and vending service vehicles may not be parked within or on homeowner's lots. They may only pick up and discharge in designated areas. Only vending service vehicles, approved by the Association, owned and used for employment by residents will be allowed in Lake Land 'Or. For vehicle and operators not licensed in Virginia, the laws of Virginia, with respect to reciprocity for out- of -state vehicles and operators shall apply as rules and regulations within the Association boundaries.

Vending vehicles are defined as those vehicles used for the sole purpose of delivering stocks of merchandise to a private residence or to a commercial business, e.g. bread delivery, snack/chip delivery, frozen food products, etc.

At no time will construction related equipment to include dumb trucks, earth moving equipment, trailers to haul equipment, material and/or refuse, whether owned by a member or by a builder/contractor, be parked overnight on a lot or a common area or roadway. Commercial landscaping equipment unless garaged is also prohibited.

In order that the roads within the community may be properly protected and to provide for proper maintenance, the following regulations shall be required of all vehicles admitted to the community.

All vehicles with ten (10) or more wheels are prohibited from entering the development unless the load is determined by the Executive Manager not to be harmful to the roads. Large loads may be broken down or off-loaded to smaller vehicles in the vicinity of the basketball court near the Heritage entrance. Alternatively, the vehicle may be escorted by Security over a route deemed suitable. In particular, trucks are limited to 40,000 pounds Gross Vehicle Weight (GVW), and concrete deliveries are limited to eight (8) cubic yards per truck.

The operation of steel (or any metal) tracked vehicles is prohibited on any roadway within the community. These vehicles must be off-loaded onto the area where they are to be used, not onto roadway unless appropriate rubber matting is used.

The owner or operator of any vehicle causing damage to an Association road, facility, vegetation or any other property shall be responsible for the cost, replacement or repair of such damage.

Mopeds, that is, is a bicycle-like device with pedals and helper motor which is rated at no more than two (2) brake horsepower and such produces speeds up to thirty miles per hour are permitted to be operated within Lake Land 'Or only by individuals sixteen (16) years of age and older in accordance with Title 46.2-914. A dealer applied sticker shall be affixed to and visible on a moped as required by law in accordance with Title 46.2-915. In the state of Virginia it is mandatory to wear a helmet when operating these vehicles.

No vehicles commonly referred to as "all terrain vehicles (ATV's)", dirt bikes or "golf carts," are permitted to be operated within the confines of the Lake Land'Or community to include roads, common areas, utility easements or private lots.

Only those vehicles, which may legally be operated on the roadways of the Commonwealth of Virginia, may be operated on Association roadways.

C. Bicycles

Bicycles should be ridden in the same direction as traffic, in single file and as close as safely practicable to the right edge of the roadway as possible. Bicycles may not impede the movement of traffic. Helmets should be worn by all riders. Laws applying to roadways in the State of VA shall be respected.

D. Pedestrians

Pedestrians shall keep to the extreme left side or edge of the roadways and facing on coming traffic. They are asked to cross over at intersections and use extreme caution when crossing in between intersections.

E. OTHER COMMON AREAS

Other areas owned by the Association should only be used to the extent that they have been officially designated for use. Permission may be granted at the discretion of the Executive Manager or the Board for written requests to use undesignated Association properties *and* only if such use causes no harm to such properties nor disturbance to surrounding properties.

F. AMENITIES

See section V. RECREATION, B. Amenities

IV. OWNER / OCCUPANT RESPONSIBILITIES

A. REGULATIONS

The owner shall promptly remove fallen trees, tree limbs, trash, or unsightly objects from their property and easements. At no time shall a property owner dump their yard waste on an adjacent property. Should any property owner fail to correct any condition within fourteen (14) days after notification by the Association's Executive Manager, the offending condition may be corrected by the Association at the owner's expense after proper notification has been sent. The property owner will be fully responsible to maintain their property in a presentable, tidy condition: back, front and side yards.

Those items to be considered untidy will include but are not limited to the following: high grass, debris, toys visible from the roadway, junked items, any building materials, fallen trees and limbs visible from the road, tree houses located in the front yard, non-operational motor vehicles, unlicensed vehicles or heavy equipment located anywhere on property, trash.

Wood piles maintained for the purpose of burning in wood stoves or fireplaces must be neatly stacked and as discretely placed as possible. The covering, if covered, must blend in with wooded surroundings i.e. brown.

Non-operational motor vehicles, unlicensed vehicles and heavy equipment must be garaged.

The use of swing sets and children's play items must be kept in a presentable condition. Children's toys should be stored when not in use i.e. at end of day, during inclement weather.

1. Ditch Lines and Road Easements

All property owners are responsible for the upkeep and maintenance of the ditch lines and easements from the street to their property lines. This may include removing leaves, cutting grass, clearing of weeds and brush to keep the ditch lines free from obstruction to maintain free the flowing of water runoff from rain and snow.

2. Physical Address

House numbers must be displayed on the house itself or permanently fixed on the property visible from the road regardless of whether a mail box is present or not. This will ensure identification for emergency situations as well as proper identification for violation purposes. Identification on mail boxes does not satisfy compliance.

Every owner of property within the community is required to provide the Administration Office with a current mailing address and telephone number(s) at which they can be

contacted. Failure to report a change of address does not release owner from any late fees or penalties.

3. Firearms

The discharge of any firearm within the Association is prohibited except for approved weapons and ammunition at the Skeet Range and by Security Personnel. The laws of Caroline County and the Commonwealth of Virginia relative to the use of firearms apply within the development.

The firing of BB, air, paint guns or like firearms are not permitted to be discharged within the community.

- a) Fireworks that are not legal within the state of VA are not permitted within the Association. Fireworks of any kind are not permitted in the common areas of the Association.

4. Fires

The Executive Manager will issue all burning permits. All burning activities must be contained within the container screened to prevent spreading. The Executive Manager will set these parameters to ensure safety for all. Anyone attending the fire is liable for damage to adjoining properties. Fires must be attended by an adult 18 years of age or older until extinguished.

5. Hunting

The killing and trapping of animals within the community is prohibited unless authorized by the Association's Board of Directors or the Executive Manager.

6. Nuisance

No noxious, offensive trade, activity, or the use of machinery, radios, amplifiers, loud speakers, *etc.* shall be permitted anywhere within the development nor shall anything else be done, which shall be or become an annoyance or nuisance to the neighborhood or beyond the members property boundary. If an activity infringes upon the rights of another property owner in that they are put upon and inconvenienced in anyway and can no longer enjoy the quiet and solitude of their home or property, it will be declared a nuisance.

Continuous, unabated dog (s) barking at all hours shall be considered as a nuisance complaint.

The riding of ATV's, dirt bikes or such vehicles creating excessive noise are prohibited on private property, roads or on common areas.

7. Outdoor Lighting

This type of lighting shall be installed in such a way as to minimize its visual effect on adjoining lots, as well as those lots within visual proximity to ensure the rights of other lot owners and to protect the natural nighttime environment of the community. Freestanding exterior dusk-to-dawn fixtures are permitted providing that neighbors do not object and with the approval of the Building Committee. Lighting may not cause a nuisance to surrounding properties. Consent from those who will be within visible proximity of the dusk to dawn fixture is required.

Exterior lighting of all types shall be erected or installed only after submission and approval of plans by the Building Committee, excluding landscape lighting and porch lights which must be of wattage that will not be potentially bothersome to adjacent neighbors. No exterior residential lighting fixture shall be installed or placed in such a way that its illumination will interfere with the operation of motor vehicles on Lake Land 'Or Community roadways.

8. Pets

Only animals commonly kept as household pets may be kept within the boundaries of the community. The Caroline County ordinances pertaining to the control of pets also apply within the confines of the Association.

Additionally, all members and guests, as applicable, are required to adhere to the following regulations:

All pets, dogs and cats must be registered in Caroline County and be vaccinated for Rabies. Property owners or renters must register pet(s) with Administration.

- a. **Proof of license and rabies certificate must be available for the Compliance and Hearing Committee or the Administration Office if a violation occurs.**
- b. Pet owners are required to pick up excretory matter deposited by their pets whether it is on common areas maintained by the Association or on any private property including the pet owner's property. Offenders who receive a violation notice will be referred to the Compliance and Hearing Committee, who has the authority to levy fines.
- c. Security will call Caroline County Animal Control regarding loose pets. Fines will be assessed to the owner by the Compliance and Hearing Committee if owner can be identified.
- d. Pet owners **shall not**:
 1. Allow pets to cause property damage of any kind;
 2. Allow or leave pets inside or outside to be a nuisance to others for example by excessive barking, howling or crying;
 3. Allow dogs and cats to roam loose. Dogs must be on a leash or chain at all times if property does not have appropriate fencing whether physical

or electronic to contain pet. Electronic/invisible fencing shall be posted and dog must wear appropriate collar.

4. Maintain animals for breeding purposes;
5. Exercise pets on private property not belonging to the owner;
6. Leave pets outside without shelter or water;
7. Willfully abuse any animal;
8. Maintain, per developed property, no more than one (1) kennel type structure, dog run or enclosure with more than two (2) dogs.

Security and Administration shall investigate any complaints in regard to pets and Administration will take proper action as deemed by these parameters.

9. Recreational Vehicles and Trailers

Recreational vehicles are defined as those configured for living accommodations (whether motorized or not). These vehicles must be placed, parked or stored on the side of the house as far back as physically possible or parked in the rear of the house. If parked on the side of the house, it may not extend beyond the front plane of the house by more than one half the length of the vehicle. If unable to park in either location, the property owner may apply for an exception to the Board of Directors after review by the Compliance and Hearing Committee. The applicant must include a detailed drawing and pictures of where they propose to park the vehicle in addition to pictures and reasoning as to why they are unable to park on the side or in the rear. Otherwise, without the exception, the vehicle must be parked at an off site location. At no time will a recreational vehicle be placed, parked or stored in the front yard or on the driveway except for the purpose of immediate loading and unloading, maintenance or use or return from using said RV for recreational purposes not to exceed 48 hours at a time. There will be no more than one exception per lot.

Utility trailers of all types whether for private or commercial use must be placed, parked or stored on the side of the house as far back as physically possible or parked in the rear of the house. If parked, placed or stored on the side of the house, it may not extend beyond the front plane of the house by more than one half the length of the trailer. If unable to park in either location, the property owner may apply for an exception to the Board of Directors after review by the Compliance and Hearing Committee. The applicant must include a detailed drawing and pictures of where they propose to park the vehicle in addition to pictures and reasoning as to why they are unable to park on the side or in the rear. At no time will a utility trailer be placed, parked or stored in the front yard except while in immediate use. There will be no more than one exception per lot.

No recreational vehicle shall be used as living accommodations while parked, placed, or stored on any residential lot, in an Association Parking Area or any area other than the General Campgrounds or a Camping Lot.

Any vehicle/trailer etc. with an expired license or LLPOA decal will not be permitted in an Association Parking Area or any area considered common ground. Violations will be

referred to the Compliance and Hearing Committee. Notification will be sent to owner in violation.

If a vehicle must be removed from camping, roadside, or storage areas, the towing fee and subsequent fees will be charged to the owner.

10. Signs

No signs advertising commercial enterprises shall be allowed in right of ways within the community other than what is allowed in the Building Rules and Regulations for new home construction.

The following signs may be displayed by right:

- a. Commercial Real Estate – “For Sale” signs no larger than four (4) square feet and placed only on the property in question.
- b. For Rent Commercial or Private – “For Rent” signs no larger than four (4) square feet and placed only on the property in question.
- c. Security (ADT) may be placed under the mailbox.
- d. Beware of Dog signs, maximum of two.
- e. Vehicle for Sale (Signs may be placed in the window of the vehicle only. No signs outside of the vehicle are permitted). Signs no larger than 12” X 12” are permitted.
- f. Political Signs; no more than two (2); no larger than 4 square feet to be placed on the property only. These signs must be removed from the property within 72 hours of the election.

The following signs may be displayed with written permission from the Executive Manager.

- a. Bulletin Board signs are approved by the Executive Manager. The sign is to be removed after thirty (30) days.
- b. The Executive Manager must approve flyers prior to placing them in the informational boxes located at the gates. Dated material must be removed after the event is completed.
- c. Yard Sale or Garage Sale Policy
 1. Application must be made in writing to the Executive Manager.
 2. Duration of sale: Dawn to Dusk
 3. Maximum of six (6) directional signs may be posted for a 24 hour period. Signs must be removed by property owner at the close of the sale day.
 4. The Bulletin Board and gate slots may be utilized for members to place advertisements which must be removed at the close of the sale day.
 5. Items not sold at the yard sale must be removed from yard immediately after sale.

No signs shall be made visible from Ladysmith Road or County Line Church Road.

11. Trash

No lot shall be used as a dumping area for trash or debris. No trash or waste of any kind is to be discarded or thrown anywhere within the development. Containers are provided in the Association's common areas for that purpose. Anyone littering will be subject to the applicable laws of the Commonwealth of Virginia and the Association.

All household garbage, prior to being placed at the curb or prior to being transported to a collection site must be placed in a trash container with a cover.

Household trash and garbage must be disposed of by one or two methods:

- A. At a Caroline County Collection Depot (the nearest is located on Green Road (Route 721) east of U.S. Route 1 opposite the East Coast gasoline station. Large objects must be taken to the County landfill, 301 N off Lakeshore Drive);
- B. Contracting with a Trash Collection Service. In such cases, all household garbage must be placed within a covered trash container at the roadside no earlier than 5:00 P.M. on the day preceding scheduled pickup and the container removed from the roadside no later than 8:00 P.M. on the day of pick up.

Exceptions may be granted by the Executive Manager on a case-by-case basis for extenuating circumstances. See the "Building Rules and Regulations" for trash disposal during construction.

12. Tree Removal

The removal at any time of any live tree in excess of four (4) inches in diameter or approximately 13 inches in circumference at 4 feet above grade must be approved by the Building Committee in writing. Fines will be imposed in conformance with Compliance and Hearing Committee rules. The sole intent of this regulation is to preserve intact as many trees as possible within the community to enhance, and environmentally preserve the natural wooded surroundings without creating undue hardship for any member. All trees remaining after the construction of a dwelling or placement of a campsite are to remain intact in accordance with the regulation. Any clearing required from construction must be approved by the Building Committee before a permit will be issued. See the "Building Rules and Regulations" for guidance when preparing a lot for construction of a residence or placement of a camper. All requests for tree removal must be presented with a copy of the permit issued by Caroline County if applicable. The Chesapeake Bay Act precludes LLPOA from issuing permits without the authorization of the County for tree removal near lakes and ponds.

13. Unlicensed Vehicles

Unlicensed vehicles, cars, trucks, motorcycles, etc. are prohibited on lots for more than thirty (30) days unless garaged or completely covered and not visible from the road or

street. No ungaraged, unlicensed vehicle (covered or uncovered), shall remain on the premises of any property for more than 60 days. All vehicles within LLPOA must have current decals, including all stored vehicles. Vehicles that are in need of repair must comply with this as well.

B. USE OF CAMPING LOT

Privately owned camping lots are not to be used for year round residency. County requirements regarding time allotment for “camping” is to be respected (180 days, either consecutively or totally combined for the year). Each camping lot owner is responsible for payment of electric fees as outlined by the Board of Directors. Copies are available in the Administration Office.

These are privately-owned camping lots. Neither camping lots nor the privileges associated with ownership of said lots may be leased to anyone else in any manner.

No vehicle exceeding thirty (30) feet in length may be moved or placed upon the property unless special exemption is obtained from the Association. Only conventional campers, travel-trailers and tents are permitted. Buses, converted buses or similar vehicles are prohibited. Only construction as delineated in the “Building Rules and Regulations” of the Lake Land ‘Or Property Owners Association, Inc., is permitted on any camping lot. Camping lots must be kept in a tidy condition, i.e., clean and orderly, in accordance with the Restrictions and Amended Restrictions (Covenants).

The following camping rules are to be enforced.

1. Do not place anything other than liquid waste from trailers and campsites in the dump stations.
2. Washing clothes and dishes is prohibited at all comfort and fill stations;
3. Charcoal and gas barbeque units are permitted. Campfires are only permitted in fire pits; all other open burning is prohibited. Fires must be attended until extinguished. Barbeque units of all types are to be neatly stored when not in use. Lots not used for extended periods of time must remove or provide adequate storage for barbeque units.
4. Campsites must be kept clean, orderly and free of litter or trash. Receptacles are provided for disposal of such material.
5. The Association is not responsible for damage or theft of property or possessions in the Private or General campground areas.
6. The abuse of any campsite is prohibited. Abuses include, but are not limited to: leaving the lot untidy, failing to clear under growth, clear cutting of trees etc. In this regard, campsite owners are encouraged to clear unnecessary under growth and those trees, which represent a danger to property or the safety of those in the community. Campsite owners and users must receive permission to remove any tree(s) as per guidance concerning tree removal in this regulation.

C. Camping Electric

A written request must be submitted to the Administration Office a minimum of two (2) days prior to having the electric activated or deactivated. Electric found activated without a written request on file will be terminated immediately. The Association can not be held responsible for spoilage or damage to property as a result of the termination of electric service. In addition to the cost of electricity used, a fee will be charged to an owner's account for the day (s) that recreational vehicles/structures are found to be connected to a pedestal without authorization.

Requests must be updated at the beginning of each fiscal year.

Delinquent property owners are not entitled to electric. A fee is charged for disconnect and reconnecting the electric that has been terminated for delinquency.

Payment of electric is required within 30 days of billing. Statements will be sent monthly.

Owners of Multiple lots will be charged for each pedestal activated. A user fee will be charged when there is multiple use of a pedestal. This service charge will be invoiced for each recreational vehicle/structure exceeding one (1) connected to a pedestal.

The cost of repair or replacement of pedestals due to over load or other abuse will be charged to the offending property owner.

D. USE OF RESIDENTIAL LOT

All lots designated for residential purposes are zoned for a single family residence. A single family according to Federal Housing Authority is considered to be a) an individual, b) a husband, wife, and dependent children, c) two or more persons related by blood, marriage, or adoption, including dependent children.

As a residential lot, a home may not be used for a home run business that requires the alteration of the home itself, including signage or relies on visitation from clients.

There shall be no camping on any residential lot within the community. Lot owners wishing to camp within the Lake Land 'Or community may do so at the General Campgrounds. An exception to the rule may be made for minor children of a resident wishing to "camp out" on their own premises overnight, *and cannot be* visible from the street.

The property owner is responsible for the payment of dues and assessments, renter registration fee, and any unsatisfied penalties levied against his tenant, or property, or use of thereof, incurred or caused by the tenant. Amenities of the Lake Land'Or Community may be utilized by an owner during the period their residence is rented provided the property owner is in good standing.

E. RESIDENTIAL LOTS USED FOR RENTALS

No undeveloped lot shall be rented by the owner to anyone for any purpose whatsoever. Any member choosing to rent their property remains liable to the Association for the actions of their renters. All unpaid fines or charges incurred by the renter shall be payable by the member.

Residence by a tenant is prohibited until a signed copy of the rental agreement (yearly lease) has been filed in the Association Administration Office. Guest lists will not be accepted by the Security Office without the approval of the Administration Office.

Every rental agreement shall contain the signature of the prospective tenant, the names of the persons who will be residing at the residence along with the tenant's agreement to abide with the Restrictions and Amended restrictions (covenants), Bylaws, and these Rules & Regulations of the Association.

Each tenant shall register with the Association Administration Office and sign for, and agree to abide by said Association documents while a tenant residing within Lake Land 'Or Community. The aforementioned information must be provided prior to issuance of decals and amenity passes. There will be no exceptions.

Any person or persons who occupy a dwelling within the development under a lease (rental) agreement between themselves and the member shall be entitled to the use of and enjoyment of the common area and amenities of the Association available to the member, as a guest of the member, providing that the member is current. All charges cited heretofore must be in current status before the tenant can occupy the dwelling under lease.

In the event a property owner who is deemed "not in good standing" as a result of non-payment of dues and assessments, lease fees, fines, etc. can have their leaseholders access to the community revoked until such monies are paid in full.

Lessee Registration Fee refers to a charge that is assessed annually to the person or persons designated as renters, the amount of which is to be determined by the Board, but at no time shall exceed the sum of the values of the Annual Dues & Assessment fees paid by the members of the Association. The lessee Registration Fee shall be payable to the Association by the member. One hundred (100%) per cent of the fee is due and payable on the first day of April each year or on the effective date of the lease, whichever occurs first. This fee will be due every April 1st regardless of lease date. Sub leasing by tenants is prohibited. Acceptance of this fee by the Association, and extension of the rights and privileges of the member to the lessee, is contingent upon the member remaining in good standing. Under no circumstances will the lessee registration fee be charged more than once per calendar year for any one lessee at any one location.

V. RECREATIONAL

A. BOATING

1. Administration

All boats and boat trailers shall be registered at the Administration Office prior to being admitted to the community. Each member will be allowed to register as many boats as are registered with the County in their name. Additionally, members who do not own a boat will be allowed to register one boat in their name, so long as all of the proper registration information is submitted.

Property owners may not use a residential property lot for the purpose of storing boats in support of a commercial boat sales enterprise.

Prior to bringing a boat into the Lake Land 'Or Community, you must present a current boat and vehicle registration and file a Boat /Trailer Registration form annually with the Administration Office.

Upon receipt of the above information, Administration will issue a decal (s) for the boat and the trailer.

Boats may be moored only on private docks or on the docks provided by the Association available only on the Land'Or side. No boat may be moored on Association docks overnight.

Boats and/or boat trailers must be placed, parked or stored on the side of the house as far back as physically possible or parked in the rear of the house. If parked on the side of the house, it may not extend beyond the front plane of the house by more than one half the length of the vehicle. If unable to park in either location, the property owner may apply for an exception to the Board of Directors after review by the Compliance and Hearing Committee. The applicant must include a detailed drawing and pictures of where they propose to park the vehicle in addition to pictures and reasoning as to why they are unable to park on the side or in the rear.

Otherwise, without the exception, the vehicle must be parked at an off site location. At no time, without an approved exception, will a boat and/or trailer be placed, parked or stored in the front yard or on the driveway except for the purpose of preparing to use or returning from using said boat/trailer for recreation not to exceed 48 hours at a time. There will be no more than one exception per lot and an exception will not be granted for only a boat trailer.

2. Boating and Water Skiing

No persons shall operate any vessel or manipulate any water skis, aquaplane, or similar device in a reckless or negligent manner so as to endanger the life, limb, or property of

any person. All person(s) engaged in activities using these devices shall wear U.S. Coast Guard approved flotation devices.

A definite zone has been established for water skiing on Lake Land 'Or. Skiing will follow a counterclockwise pattern. Speed limit will be 5 mph in all fishing areas. The following practices shall be considered reckless:

- a. Any vessel that shall at a distance of less than seventy-five (75) yards or otherwise causes immediate evasive action cut in front of any motor boat, sailboat, or boat towing persons;
- b. Any power boat that shall follow a boat towing person(s) using water skis, aquaplane, or similar device at a distance of less than fifty (50) yards;
- c. Any persons who shall operate a towboat causing persons using water skis, aquaplane, or similar device to negotiate a landing directly on shore, beach or dock without first coming to a gradual stop in water at least two (2) feet deep;
- d. Any boat or person using water skis, aquaplane, or similar device that shall for any reason purposely maneuvered toward any vessel or person and veer away at the last moment;
- e. Any person who shall ride on the gunwale of any power boat in the process of towing person (s) using water skis, aquaplane or similar device;
- f. Any person who shall operate or manipulate any vessel towing any person(s) using water skis, aquaplane or similar device into, or out of any cove, access area or other restricted area; marked by warning buoys;
- g. No person shall operate any vessel or manipulate water skis, aquaplane or similar devices, while under the influence of narcotics, barbiturates, liquor or other intoxicating substance;
- h. No person shall operate a towboat to pull any person on water skis, aquaplane or similar device unless there is in the boat, in addition to the operator, a person actually observing the progress of the person (s) being towed.
- i. No person shall operate a vessel towing any person or persons using water skis, aquaplane or similar device, or engage in activities using these devices at any time after sunset or before 9:00 a.m.
- j. When a skier falls, the towboat shall circle to the right to retrieve the skier. Boats with a skier down have the right of way. Towboats that are faster and/or with skiers in tow are to pass slower towboat only on the left;
- k. There shall be no racing of power boats;
- l. The speed limit in coves and beyond the buoys in the fishing area shall not exceed 5 MPH at any time. These locations are "No Wake" zones at all times.

3. Boating Specifications

Vessels with motors up to a maximum of 200 horsepower are permitted on Lake Land' Or. Boats with petroleum fueled motors up to 7 ½ horsepower are permitted on Lake

Heritage. Boats with electric motors are permitted on all lakes and ponds.

The maximum boating speed on Lake Land' Or is 35 MPH except between the hours of sunset and 9:00 AM, when a maximum of 5 MPH will be enforced. The pilot of any boat with a motor exceeding 10 HP must be fourteen (14) years of age or older unless accompanied by a parent or responsible adult over the age of twenty-one (21) years. Operators of boats on Lake Land' Or lakes and ponds shall not permit litter, trash or garbage to be placed in the water nor shall any vessel have operating toilet facilities.

Dangerous or reckless use of boats, infractions or laws or these Rules and Regulations or other improper operation of boats (abusive language, excessive drinking, etc.) will constitute grounds for revocation of boating privileges by the Association.

The use of Jet Skis and similar water craft are prohibited on the Land' Or lakes and ponds.

4. Boat Docking and Launching Facilities

Association launching facilities are provided at Lake Heritage and Lake Land' Or for the use of all members in good standing. Mooring is available on the Land' Or side at the public facility during the day. Members in good standing may have full use of the lakes and ponds including lake access and boat docking area of the Association constructed at various points on the lakes and ponds located on right of way at the Association's Lake Access Areas. No boats are permitted to be moored on Association docks overnight.

Any member utilizing these tie-up facilities accepts full responsibility for any damage to the tie-up, dock, and the property of others for which that member may be responsible.

The parking of any boat trailer or other vehicle upon or contiguous to any launching ramp or other public facility in any manner so as to interfere with its accessibility by the members of the Association is prohibited and the trailer is subject to towing at the owner's risk and expense.

B. Amenities

1. Regulations

There is no charge to members in good standing for the use of Association's facilities, with the exception of designated facilities or those few facilities that may be reserved for private functions. It should be noted that any or all of the recreational facilities may be reserved by the Association for scheduled Association events, and that these reservations take priority over all other use. *Guests* may be required to pay a nominal fee for use of amenities or attendance of events. This fee would be at the discretion of the committee hosting an event. A valid amenity pass or guest pass must be in the possession of anyone using any of the Association's facilities at all times. You may be required to produce the amenity pass at any time; please do not be offended should that happen as it

is for your protection. A member must be “in good standing” to be able to use any of the common areas and amenities. Violation of the Association’s Rules and Regulations or damage to any of the facilities may result in the expulsion of the offending guest from the premises and revocation of the member’s privileges to use the common areas with possible future restrictions on the use of the facilities for that member or guest.

2. Archery

An archery range is located adjacent to Lake Claire for the use of members and their guests. Please observe a high degree of caution when using this range. Children under fourteen must be accompanied by an adult over the age of twenty-one. Bows, Cross Bows, Hunting Bows and arrows may not be used on private properties or common ground other than the archery range.

3. Baseball Diamond

The baseball diamond is located on Crump Drive. It is available to all members and their guests on a first-come, first-serve basis at any time. Reservations are not accepted for this facility other than from an Association Committee.

4. Basketball Courts

The basketball courts are available to all members and their guests on a first-come basis at any time. Reservations, other than from an Association Committee are not accepted for the court. The basketball courts will be open daily from 8 am until sunset.

Basketball Court Rules

- a. The basketball courts are open to members and their guests only with amenity passes. These passes must be on your person & available to verify.
- b. Please keep this area free of trash & use proper trash receptacle.
- c. Misbehavior, abuse of facility, loud music or profanity will not be tolerated and will result in the facility being cleared.
- d. Basketball Courts may be used for roller blading and skate boarding. However, organized or pick-up basketball games take priority.

5. Beaches

Beaches are located on Lake Land’ Or and Lake Heritage. Swimming is restricted to the roped-off area and is at your own risk. No swimming is allowed in the boating areas at any time. Please adhere to the following rules pertaining to the beaches:

- a. Appropriate swim wear attire must be worn at all times. Topless suits for women and thong suits are prohibited.

- b. Children under twelve (12) years of age must be accompanied by a parent or adult of eighteen (18) years of age or over who is responsible for the child's conduct and safety.
- c. Sitting or hanging on the ropes is prohibited.
- d. All trash must be deposited in the receptacles for that purpose. **NO** glass containers are allowed on the beach at any time to prevent the possibility of injury due to broken glass.
- e. Anyone using vulgar language or engaging in other improper actions will be escorted from the beach area by the security personnel.
- f. Pets are not allowed on the beach or in the water near the beach area for health reasons.
- g. Absolutely no fishing is permitted at any time from within the roped off swimming areas of the beach.
- h. The Association is not responsible for clothing, valuables or any personal injury sustained while on the beaches or in the water.
- i. Swimming at the beaches is restricted to dawn to dusk.

6. General Campground

The campground located adjacent to the intersection of Land' Or Drive and Redground Drive is available for use by members and their guests. The comfort station located at the General Campground will be closed from October 1 through March 31.

Campsites may be reserved and used in accordance with the following Rules and Regulations:

- a. Reservations for sites must be made prior to the desired camping date in writing (Administration Office, 319 Land'Or Drive, Ruther Glen, VA 22546), by phone (804 448 3990) or in person at the Land'Or Security Gate. The name (s) of the guest (s) and the day of arrival and approximate time must be provided along with your contact number. Late arrival times should be coordinated with the Land'Or Security gate. Keys for General Campground facilities (excluding October 1 through March 31) may be obtained at the Lake Land'Or security gate by your guest after a copy of their vehicle registration is provided along with completion of appropriate documentation. A fee will be charged to the property owner if the key is not returned on departure.
- b. You must check in campers and trailers with the Lake Land' Or Security Office upon arrival, and check out with Security upon leaving. Lot numbers assigned by security are required to be displayed on all campers, boats, and trailers in the general campground.
- c. Do not set up or camp in any area other than designated campsites. Do not block roadways or fire lanes.
- d. Do not put anything other than liquid waste from trailers and campsites in the dump stations. Washing clothing and dishes is prohibited at all comfort and fill stations.

- e. Use fire pits only for your campfires. Charcoal or gas barbecue units are permitted. Open burning without containment is prohibited. Fires must be attended by an adult 18 years of age or older until extinguished.
- f. Campsites must be kept clean, orderly and free of litter or trash. Receptacles are provided for disposal of such material. Removal of picnic tables from campsites is prohibited.
- g. Camping facilities may be left unattended on a campsite for two (2) days and one (1) night on weekends only. If this is done, Security must be advised of the campsite number, time of departure, and approximate time of return, not to be later than 9:00 PM, the second day. Any trailer or camping equipment left unattended on a site longer than forty-eight (48) hours previously noted, may be moved to a storage area at the owner's expense.
- h. Campers are to respect the rights of others at all times. All campers are urged to help ensure that there is neither intrusion, vandalism nor theft on other campsites.
- i. The management will make every effort to protect camping equipment and ensure that there is neither intrusion, vandalism nor theft on other campsites belongings. However, the Association is in no way responsible for damage or theft of property or possessions in the General Campground area.
- j. The normal quiet hours at the campgrounds are 10:00 PM to 7:00 AM. Exceptions to these hours will be on three-day holiday weekends and/or weekends when the Association has special activities that may last past these hours. On those occasions, the starting time shall be one (1) hour after the event ends.
- k. The cutting of trees or other campsite abuse is absolutely prohibited.
- l. No member may reserve or occupy a campsite or trailer for a period of more than sixty (60) days during any calendar year, or for more than two weeks at a time.
- m. No guest may occupy any campsite longer than one week.
- n. All guest campers must be registered with security by the member in good standing.
- o. Guest campers are welcome when space is available.
- p. No one under 18 years old may camp without a member over the age of 21 present.
- q. A member or guest using the campgrounds for any period must vacate the campgrounds for a period of at least five days following their stay.
- r. The general campsites are non-electric camping sites only. Campers are forbidden to run electric cord and tap into the comfort station electricity.

7. Heritage and Land' Or Clubhouses

The Clubhouses are for the express use of Association members and their guests only. Due to the ever increasing demand for the use of the Clubhouses, members may not sponsor outside persons or organizations. If a long standing and active member of an organization, the facility can be reserved for that organization on approval of the Executive Manager.

Members may reserve the Clubhouses for parties or events at which there will be no more in attendance than that allowed by permit of the Fire Marshall. (This limit should be

posted at the designated fire exits). This is the only manner in which this building may be used by the member without authorization from the Board of Directors. Clubhouse reservations will not be accepted for any holiday or holiday weekend without the permission of the Executive Manager based on the needs of the community. The member reserving the Clubhouse is responsible for admittance of their guests and is to be in attendance for the duration of the function. A complete list of guests must be furnished to the appropriate security office at least twenty-four (24) hours in advance. There is no open gate policy at Lake Land'Or. The member is responsible for cleaning the clubhouse after the function and for any damage to the facility that may occur during the rental period. The member reserving the Clubhouse will be given a key by the security officer the day of the rental. They will be responsible for locking the Clubhouse and returning the key to the security officer at the end of their rental. The Clubhouse will be inspected on the next business day.

CURRENT FEE POLICY: The total amount to rent the Clubhouse is three hundred dollars \$300.00. Inspection will be performed after the function and damages, if found, will be billed to the property owner if applicable. Should the reservation be canceled; any refund, will be determined by the date of the cancellation.

For sponsored organizations in which a member participates, a four hundred dollar \$400.00 fee will be charged with the approval of the executive Manager. The property Owner sponsoring the event must participate and be in attendance until its completion.

Use or availability of the Land'Or kitchen area is not guaranteed. If under contract by a private party to operate as a Café, the kitchen area will not be available to members for their private function.

Rental of the Clubhouse does not include use of the Swimming pool using guest passes, Pavilion, or other facilities outside of the Clubhouse.

8. Heritage and Land' Or Pavilions

The Pavilions are for the express use of Association members and their guests only. Due to the ever increasing demand for the use of the Pavilions, members may not sponsor outside persons or organizations to use them. If a long standing and active member of an organization, the facility can be reserved for that organization on approval of the Executive Manager.

Reservations for the pavilions are limited to seventy five (75) people due to limited parking. Because of the limited parking at the pavilions, particularly the Land'Or pavilion, it is suggested that property owners attempt to minimize the number of vehicles by suggesting car pooling to their guests.

The Heritage and Land' Or Pavilions are available to members and their guests at any time except on holidays or holiday weekends, and may be reserved through the Association Administration Office. Without reservations these facilities are available on

a first come first serve basis and must be shared with other members. Bicycles, Roller Blades/Skates, and/or Skateboards will not be allowed on the Pavilion Shelters.

CURRENT FEE POLICY: If a member needs to reserve the Pavilion for any organized event or activity, a fee of seventy five dollars (\$75.00) for up to fifty (50) people and one hundred and twenty five dollars (\$125.00) for over fifty (50) not to exceed seventy five (75) people will be charged for members and their private functions. The reservation time period can be only for twelve (12) hours not to exceed 10:00 p.m.

A fee of two hundred dollars (\$200.00) will be charged for up to and not to exceed seventy five (75) people for members who are long time participants of a group they are sponsoring.

Rental of the Pavilion does not include the use of the Swimming Pool using guest passes.

9. Horseshoe Pits

The horseshoe pits are located by the Tennis Courts by the Land' Or and Heritage Clubhouses. The horseshoe pits are available for use by members and their guests on a first-come basis. Reservations are not accepted for this facility. Please observe the standard rules of caution when pitching horseshoes.

10. Kiddie World

This playground is available to our youth (12 and under) from 9 a.m. until dusk. Please ensure proper supervision for younger children.

11. Lakes and Ponds

All lakes and ponds are available for the use of members and their guest via common area or public access. No person shall swim or dive alone in any lake or pond. No person shall swim or use a raft, inner tube, air mattress or other flotation device in the normal flow of boat traffic in the Lake Land' Or Community. Fishing is permitted in all lakes and ponds. The general population may access lakes and ponds only through common grounds or those areas set aside for public access. All persons fishing on any of the lakes or ponds or from property owned by them, shall possess a valid Virginia Fishing License, and conform to the laws of Virginia. When shore fishing, persons may not cross over or stand on privately-owned waterfront property. Under no circumstances should any person introduce to the lakes and ponds any flora or fauna, be it ornamental or domesticated, i.e. Water Lilies, or decorative fish species.

Virginia's Chesapeake Bay Preservation Act and Caroline County's Bay Act Program mandates that any activity or land disturbance in a Resource Protection Area must be approved by County officials prior to any work proceeding. An RPA buffer is defined as the 100 foot wide area starting at the water's (or wetland's) edge moving inland. Contact

the Caroline County Department of Planning and Community Development at 804 633 4303.

NOTE – LLPOA uses carp to affect aquatic weed control in the lakes and ponds. Anyone identifying their catch as a carp should immediately release the fish, being careful not to harm it in the process. Failure to do so may result in poor fishing due to excess aquatic weeds, and increased assessments for additional weed control measures.

12. Picnic Areas

The Picnic Areas throughout the community are available for all members and their guests on a first-come basis. Reservations are not accepted.

13. Skeet Shooting Range

This range is available for the use of members and their guests between the hours of 10:00 AM and 5:00 PM daily from May to October 1, and until sunset at all other times. In order to use the range, you must first sign in at the Lake Land' Or Security Office where your ammunition will be checked. Shooting is limited to shotguns using #6, #7 ½ , #8, or #9 shot only. Children under the age of 16 will not be allowed in this area, no exceptions. Ages 16-18 must be accompanied by an adult over the age of 21. Clay pigeons must be used for targets and only approved skeet loads may be used. No other firearms are allowed. Please check with security for current location.

14. Tennis Courts

Regulation Tennis Courts are in the vicinity of both the Heritage and Land' Or Clubhouses. These courts are for the use of members and guests on a first come basis. Reservations are not accepted. Play is restricted to the hours of 8:00 AM to sunset. Court gates are locked when not in use. Keys can be obtained by providing proper identification at either Security office, which will be returned to the user upon return of the key at the conclusion of use. All persons using the court shall wear proper footwear; hard soled shoes are prohibited. If other persons are waiting to use a court, play is limited to one (1) hour. Use of roller skates, roller blades, bicycles, or skateboards is prohibited on the courts. **NO PETS ALLOWED.**

15. Swimming Pools

The Heritage and Land' Or swimming pools are open beginning Memorial Day weekend until Labor Day annually for the enjoyment of members and their guests, but only when an authorized lifeguard is on duty. The actual hours of operation will be listed in the spring edition of the Gazette and posted on the gate letter boards each year.

You must present a current amenity pass and register with lifeguard when arriving at the pool and retrieve your pass and sign out when leaving.

16. Workout Facility

The workout facility, located adjacent to the Land'Or Club House is accessed with an electronic key fob. To obtain a key fob, you must be a member in good standing, fill out a liability form available at the Administration Office and pay a non-refundable fee for the initial gym key.

Due to liability issues, guests may only use the workout facility when they are accompanied by the member of the Association who has signed the liability/registration form or their family member. At no time will guests be given the member's facility key for their exclusive use without the member being present throughout their visit.

Rules for Workout Facility

- a. All participants agree to assume liability for any damage done to any of Lake Land' Or equipment and/or property. A signed liability form must be on file before a gym key is given.
- b. Children under the age of 16 will not be allowed in this facility.
- c. All participating persons ages 16 and under 18 must be accompanied by an adult.
- d. Lake Land' Or is not responsible for any personal items left in the workout area.
- e. Shirts, shoes, and shorts or workout gear is mandatory.
- f. You must provide your own towel and use it on all equipment. Please wipe off the equipment when you are finished.
- g. All participants must have a spotter/partner when bench pressing.
- h. No personally owned radios, tape players or CD players are allowed in the facility. "Walkmans" with headphones are allowed.
- i. LLPOA, staff instructors, officers of the Board of Directors, employees, and volunteers will not be held liable for any claims resulting from injuries, including loss of life, damage and losses sustained by, or connected with the use of this equipment and facility.
- j. Anyone misusing or destroying the equipment shall be responsible to replace the property and shall be prosecuted.
- k. No food or drink allowed.
- l. Water cooler is provided for your convenience. Please take care in using it.
- m. Do not disassemble any piece of equipment.
- n. Do not move equipment.
- o. Do not stand or jump on any equipment.
- p. Conduct yourself in a safe manner. Those who do not observe this will not be permitted to use this facility.
- q. Swimsuits are not allowed in this room.
- r. Occupancy of nine (9) at any given time.

- s. Hours of operation will be discretionary as warranted.
- t. A property owner's key will be deactivated if found in the possession of a minor using the facility. A fee will be charged to reactivate the key. The key may be confiscated. Property owner will be referred to Compliance and Hearing Committee who may levy a fine.
- u. A delinquent owner's key will be deactivated. A fee will be charged to activate the key once the account is current.