

Woodhaven Property Owners Association, Inc.

7242 Lakeshore Drive
Quinton, VA 23141
804-932-4287

Rules and Regulations, Revised 2010

Forward

Woodhaven Property Owners Association, Inc., here in after called WPOA or Association, is a strictly private Membership Association. It has been formed in the interest of, and for the protection, promotion, and improvement of Woodhaven Shores. It is our sincere desire and intention to make this the finest Association of its sort. Your compliance with, and observation of, the following Rules and Regulations will help us maintain the type of Association of which you can be proud, and in which you will take pleasure in being a member.

An agreement was made and signed between the Association and Woodhaven Shores, Inc. by which Woodhaven Shores, Inc. agreed to name our Association as their assigns when they completed the development of the subdivision. This gives us the authority and enables us to continue to enforce the restrictions and agreements made between Woodhaven Shores, Inc. and the individual property owners.

Each property owner in Woodhaven Shores who has signed the Declaration, or whose predecessor in title has signed the Declaration, is a member of the WPOA.

The Woodhaven Recreation Association, hereinafter called the WRA, is a separate association available to WPOA Members who choose to pay an annual WRA Membership Fee).

EDIT NOTES –
ITALICS = REVISION

1. Waterfront Lots

Waterfront Property Owners, who are Members *of the WRA*, have full privileges of the lake, and beach, etc. and may have a private beach on their lot(s). WRA members may also construct a private dock in front of their Lot(s). Before doing so, they must give its size, and dimension, to the Association, and obtain *all necessary permits as required by law*.

2. Non-Waterfront Lots

Non-Waterfront Property Owners, who are members *of the WRA*, have full privileges of the lake, and beach, etc. They have access to the lake by way of WRA Common Areas. They are: **David's Trail, Wilson's Meadow, Beck's Point, Diana's Cove, Billy's Pier, Martin's Hollow, Phillip's Landing, Kent Lake Landing (boat ramp at office), and the Beach**. They have the privilege of temporarily tying their boat at any of these piers. Privately owned waterfront Lots and piers are for the exclusive use their owners.

3. Lot Restrictions

A. The Lots shall be used exclusively for residential purposes. No noxious or offensive trade or activity shall be permitted on any Lot, nor shall anything be done thereon which shall become an annoyance or nuisance to the neighborhood.

B. No animals or fowl shall be kept or maintained on the Lots except for *small, customary domestic pets (e.g., dogs, cats or caged birds)*. Those pets shall be kept within the boundaries of the owner's property or under the owner's control.

4. Signs

No signs of any kind shall be affixed to WPOA property without permission of the *Board of Directors* or Manager.

5. Sale of Property

As part of the sale of any Lot(s), the seller is responsible for the payment of all fees and assessments due to WPOA for his or her Lot, in full. WRA Membership is not transferable and when a member no longer owns a Lot that is subject to the Declaration the Owner's WRA membership shall terminate. The new Owner of the Lot may become a WRA member by paying the WRA Membership Fee.

6. Renters

Property owners may rent their homes but shall be responsible for any violations of the declaration, bylaws, rules and regulations or county ordinances of any person to whom

they rent, and family and guests of the renter. The person or persons to whom they rent are subject to all Rules & Regulations and may join the WRA.

7. Membership Cards

Membership cards, decals and passes will be issued to each active member of the WRA. It is a family membership and all persons in a member's immediate family, as determined in the By Laws, are entitled to all privileges of membership. **You must show your membership card and/or a pass when asked.** This enables us to verify that no unauthorized persons are using the facilities.

8. Guest Passes

WRA members are entitled to invite guests to use the facilities of the Association. They must be accompanied by said member or have an official pass, *signed and dated for one day of use*. Only those passes available from the office will be accepted. Members are responsible for the actions and activities of their guests. The number of guests is limited to eight (8) at one time per Lot, unless special permission is obtained from the Association.

This is not intended to curtail the privileges of the member, but rather to prevent any one from commercializing their property. This will not apply to overnight or houseguests, and will apply only to the use of WPOA facilities. **No Woodhaven resident non-WRA Member can be a guest of a WRA member.**

9. Roads

All of the roads in Woodhaven are private and are maintained by WPOA with fees paid by the Members of the WPOA. The speed limit is 25 miles per hour, unless otherwise posted. *All vehicle laws are applicable per a New Kent County Ordinance Amendment, Sec. 10-22 dated 1989 dedicating Woodhaven roads for the purposes of law enforcement.*

10. Vehicles

All state and county ordinances pertaining to *motorized* vehicles including license, registration and inspection must be adhered to. No commercial vehicles or trailers shall be left on Woodhaven roads or parking areas for overnight parking without the expressed written consent of the Manager.

All property Owners, guests, renters, etc., are required to park all vehicles, trailers, and the like *off of any WPOA maintained* paved road surface.

11. Kent Lake – WRA Members Only!

Kent Lake is for the use and enjoyment of WRA members and their Guests only. No swimming or diving is allowed near the valve, dam or spillway. **Swimming anywhere in the Lake is always done at your own risk.**

12. Beach – WRA Members Only! The Public Beach Rules are:

1. MUST SHOW MEMBERSHIP CARD OR OFFICIAL PASS!
2. *Non-swimmers and weak swimmers will not be admitted without someone who can swim and should be accompanied at all times by someone who can swim.*
3. *Persons who require supervision should always be accompanied by a responsible person.*
4. *Lot Owners are responsible for the actions of their family members, guests and invitees.*
5. No Alcohol.
6. No Glass.
7. No Pets.
8. No Foul Language.
9. No Bikes.
10. No Horseplay.
11. No fishing from the beach
10. There is to be no diving from, or swimming underneath, the swim platform.

Also:

A. The Attendant is hired to check for membership and passes, and to enforce the rules. This person's instructions are to be followed. Violation of the rules will be cause for expulsion from the beach, or for termination of Membership. *Attendants are not lifeguards and are present only to enforce the Association's rules.*

B. WPOA will not be held responsible for lost or stolen items, or personal injury. Rest room facilities are located in the breeze way building. Keep these facilities clean. Use

toilets only for their intended purpose.

THERE IS NO LIFE GUARD ON DUTY. Swimming anywhere in the Lake is always done at your own risk.

13. Boats - WRA Members Only!

Use of boats on Kent Lake is reserved for WRA Members, and their Guests, only!

ONLY boats with electric motors are permitted with the exception of *government*, and emergency, use. Virginia state boating rules and regulations apply to all boats, at all times. Life preservers are required by state law. Do not discard trash and/or debris in the lake.

Trash receptacles are conveniently located around the lake. USE THEM!

Boats must stay 60 feet away from beach swim areas. No fishing in the beach areas. Dangerous, or reckless, use of boats will be grounds for revoking privileges. When leaving your boat, be sure it is secure. Abandoned, sunken or deteriorated boats will be removed at the owner's expense.

14. Boat Docks – WRA Members Only!

No boat docks, floats, or other structures, extending beyond property lines, into the lake, shall be constructed, or placed, on said lake by any lot owner, or any other person or entity, who is not a WRA Member. WRA Members have the privilege of temporarily tying boats to any dock owned by the Association. There is limited space available behind the office at the water for boat storage. WPOA assumes no responsibility for damages or losses.

15. Fishing – WRA Members Only!

Fishing on Kent Lake is reserved for WRA Members and their Guests only! You must have a Fishing License. Fishing is not allowed in the Beach areas.

16. Hawkins Field – WRA Members Only!

Hawkins Field is a recreational area leased by WPOA for the use of WRA Members and their Guests except when otherwise authorized by the Board of Directors. *Use of any motorized vehicles causing property damage will be prosecuted. Hawkins Field shall only be used from dawn until dusk unless otherwise approved in advance by the Board of Directors.*

17. Common Access Areas – WRA Members only!

There are 9 common access lots for use by WRA Members. They are: **David's Trail, Wilson's Meadow, Beck's Point, Diana's Cove, Billy's Pier, Martin's Hollow, Phillip's**

Landing, Kent Lake Landing (boat ramp at office), and the Beach. Please place all waste in a trash receptacle. No open fires are allowed. No motor vehicles are allowed in these common areas. *Use of any motorized vehicles causing property damage will be prosecuted. The areas described in this paragraph 17 shall only be used from dawn until dusk unless otherwise approved in advance by the Board of Directors.*

18. Bird Sanctuary

Woodhaven Shores is a designated Bird Sanctuary. All laws pertaining to Bird Sanctuaries will be strictly adhered to, which includes no discharging of firearms.

Summary

Any violation of these *Rules and Regulations* can become grounds for loss or suspension of WRA membership privileges or imposition of violation charges as determined by the WPOA Board of Directors.

Furthermore, these Rules and Regulations shall bind the purchasers of all lots *subject to the Declaration*. If said owners, their heirs, executors, successors or assigns shall violate or attempt to violate any of the covenants or restrictions here-in contained, it shall be lawful for the Association or any person or persons owning any such lots of the Subdivision to prosecute any proceeding at law or in equity against the person or person violating or attempting to violate any such covenants or restrictions.

Officers of the Board of Directors

Xxxxxxxx, 2010

Richard Kontny, President

David Kuehl, Vice President

Tom Kirby, Secretary

Susan Burdette, Treasurer

NOTE: Signatures on file.