

LAKE ANNA PLAZA OWNER'S ASSOCIATION

www.lakeannaplaza.com



RULES AND REGULATIONS

July 2024

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Lake Anna Plaza is a blend of both permanent residents and investor-owners. The permanent residents include families who live here on a full-time basis and some who use it as a get-away. It is important that we all be courteous and respectful of each other's rights. In order to ensure that everyone has a pleasant experience and to protect our neighborhood and property values, the Association Members have agreed on this set of guidelines which supplement the Restrictive Covenants contained in the Declarations, Article VI, and establish rules for the use of the common areas as required by the Declarations, Articles IV and XI. Please remember to consult the Declarations to ensure compliance with its restrictions and covenants. Where conflicting guidance may occur, the Declarations take precedence.

Lake Anna Plaza Homeowners Association

Board of Directors

COMMON AREAS

“Common areas are defined as all real property which may hereafter be acquired by the Association for the common use and enjoyment of the members of the Association and includes parking areas and streets not dedicated to public ownership.” Declarations, Article I, Section 4. Use of the common areas shall be strictly limited to the lot owners, tenants, and their guests. All costs of maintenance and improvements of the common areas shall be the responsibility of the Association.

CLARIFICATION OF ARTICLE VI, SECTION 14:

Section 14 states that “the rental of any unit shall be limited to no more than two (2) persons per bedroom within said unit”. For this purpose, the number of bedrooms in a unit are the bedrooms as originally built and offered for sale. No additional bedrooms added later or additional sleeping accommodations (sleeper sofas, bunk beds, etc) will be recognized for computing the maximum occupancy. In other words, no unit in the development may advertise and accommodate more than 8 occupants for a 4 bedroom, 6 occupants for a three bedroom and four occupants for a two bedroom.

Reminder, this limitation applies only to rentals.

RENTER:

A renter as defined as one who has a signed landlord/tenant lease agreement or anyone who is present in a unit where there is no owner or owners' immediate family (see below) contemporaneously using the unit. In this case, rental unit rules apply including maximum allowable occupancy guidelines.

GUESTS:

There are no occupancy limits on owners as long as an adult (over 21) member of the owner's immediate family is present. Immediate family includes owner and spouse, grandparents, owners children, your siblings and their children.

UNACCOMPANIED GUESTS DAILY USE OF AMENITIES:

Unaccompanied guests are not allowed "daily use" of the amenities (i.e., coming to the beach just for the day, coming to play tennis then return home, etc). Use of these amenities is limited to people staying in the townhomes.

INITIATION ASSESSMENT:

At the May 2022 Membership meeting, the members voted to charge all new buyers a one-time LAPOA capital contribution assessment of one times the current annual assessment (dues).

PARKING

Parking is limited. Each unit is entitled to two parking spaces but only one space per unit is guaranteed and is marked with the unit address. For your second vehicle, all other spaces are usable on a first come basis. Vehicles in excess of two per unit may be parked in the area next to the tennis court or at the far west end of Lakefront Drive, beyond the last section (J Section)." Please observe the "no parking" restriction in designated fire lanes. Park only in designated parking spaces and do not parallel park next to the curbs on the roadways.

No boats, trailers, or jet skis and other equipment may be parked in the residential parking spaces and may be subject to towing at the owner's (or homeowner's) expense. That includes the parking spaces by the tennis courts and the open area at the west end of Lakefront Dr. They simply may not be parked on the roadways of the development. They are not allowed on lawns or the common areas at any time. Boats, trailers and jet skis may be parked in the permanent boat and trailer storage area which may be accessed through the gravel road at the west end of Lakefront Dr. Access is controlled by a locked chain/gate.

ELECTRIC VEHICLE (EV) CHARGING

The only approved method of charging your EV is from a permanent EV Charging Station (EVCS) installed in accordance with the guidance in our EV Policy. You may not run a temporary cable from your vehicle, across the sidewalk and lawn, to your home outlet.

GOLF CARTS ARE NOT ALLOWED

Golf carts are not allowed on the roads or grounds of the Association. Temporary waivers may be granted for special needs. Please check with the Board for approval in these circumstances.

LAUNCH RAMP ROAD IS ONLY FOR LAUNCHING AND RETRIEIVNG WATERCRAFT

Motorized vehicles are only allowed on the launch ramp road to launch or retrieve watercraft and may not be used to transport items or passengers to and from the boat docks. Exceptions will be made for handicapped/disabled persons, but in these cases, the vehicle must immediately be removed to the overflow parking lot or your regularly assigned parking spot. Vehicles may not be parked in the area of the ramp or the boat docks.

BOAT LAUNCH RAMP

Cars, trucks and trailers must be removed from the ramp and common area immediately after launch or recovery. Cars, trucks, trailers and other watercraft and equipment may not be parked in the ramp area or common areas. Access to the boat launch ramp is controlled by a locked gate.

TENNIS COURT

The tennis court is available for anyone's play. If another group is waiting please limit you game to one set. In no case should the tennis court be used after 10:00PM. Access is controlled by a locked chain.

DOCK SPACE

Each Lake Anna Plaza home in Sections A through J and Units N-2 thru N-5 has been assigned one boat slip. Boat slips convey with the individual townhomes and may not be separately sold as outlined in your boat slip agreement you signed at closing. Docks/slips are not to be included in your deed as they are not deeded property. Slips may be sublet, but only to LAPOA members or their family members. Usage of the slip is controlled by

the individual owner. Renters may use a boat slip that belongs to the owner of their rental unit, for as long as the term of their rental and provided the rental agreement allows that. Please be respectful of other residents' dock areas. Because the dock walkways are narrow, please do not set lawn chairs, or leave fishing equipment, toys or other accessories on the dock.

Renters, please check with the homeowner to determine which dock slip, if any, is available for your use.

RULES FOR MOTORIZED WATERCRAFT

There is to be no beaching of any motorized watercraft at any time on the sand beach or along the development/association water line (includes grass and marsh areas). This restriction applies to boats of all kinds under power, and to jet skis.

All boats must be **INSIDE** a designated slip when parked. If the boat owner (renter/guest) is not the owner of that slip, they must have been explicitly granted permission by the owner to use that **SPECIFIC** slip (i.e. use of an owner's slip while renting the corresponding townhouse; use of a fellow neighbor's slip while empty – etc, all with permission granted verbally or in writing).

Any tie ups must be temporary, as follows:

- no overnight tethering of boats to docks or buoys
- boats may tie up for short term pick up/drop off of passengers **ONLY** and must not impede access to any slip, nor create a dangerous situation for boaters to pass/move/park their own watercraft

JET SKI DOCKS

The existing Jet Ski docks are individually owned and are not to be used without the owner's permission. Any additional installations require prior ARB approval. (See the ARB Guide for additional information). The only dock authorized is the EZ Port III or equivalent.

Jet Ski docks are the personal property of the owner. When you sell your home, you have three options. One – convey the dock to your buyer. Two – sell the dock to an LAPOA owner. Three – remove the dock from its location in LAPOA. Jet Ski docks may not be permanently transferred in-place to a non LAPOA owner. Jet Ski docks may be sublet or rented, but only to LAPOA owners or their family.

Renters may use a Jet Ski dock that belongs to the owner of their rental unit, for as long as the term of their rental and provided the rental agreement allows that.

JET SKI PARKING RULES

If you do not own a Jet Ski dock, you may temporarily tether your jet ski in the cove when you are present. (i.e., no long term storage of jet skis on buoys when not on site). *Please do not tether the Ski in a way that blocks or interferes with the area in front of F, G and H units and the area by the sandy beach. Do not tether jet skis in the area*

between A and B docks. It is also permissible to temporarily secure your Jet Ski to the main walkway of any dock on the side opposite the boat slips. Please don't tie up to the side of an end slip unless you have that owner's permission to do so.

GARBAGE

All garbage and recyclables should be taken to the Louisa County Recycling Center on Route 522 across the street from Dickinson's store or otherwise removed at the end of your stay. Do not leave open garbage or garbage bags on the front steps. Garbage temporarily stored on patios should be in heavy duty, tightly closed bags and removed promptly. Owners are responsible for the removal of their own and any renter's trash. If you have a garbage service, garbage cans may not be left out front on non pickup days.

DOGS AND OTHER PETS

No animals, except common domestic household pets may be kept, maintained or cared for on any lot or within the property. In accordance with the Declarations, no more than two dogs are allowed in an individual unit at any time. That notwithstanding, renters are bound by their rental agreement concerning pets.

Pooper-scooper rules apply. Pet owners must pick up and properly dispose of pet waste immediately. Cleaning up after pets is both courteous and sanitary. No more than two (2) dogs or cats or caged birds, or any combination thereof, may be kept or maintained on any lot or within any unit.

Pets must be on leash at all times. Pets may be tethered but the length of the tether must be reasonable and prevent the pet from encroaching on your neighbor's space. Pets, regardless of size, must be controlled by their owners at all times. Excessive barking, howling or other noises are not allowed. Owners are responsible for their pets. Be especially diligent with your pets. Remember even the most friendly pets can be threatening to children and even adults.

NO WAKE AREAS

Please observe the "No Wake" policy on the shore-side of the no wake buoy markers and around the boat dock and surrounding areas for the safety of swimmers and as a courtesy to fellow boat owners.

CONSTRUCTION

Homeowners should not attempt any form of new external construction or alterations to their homes (including the grounds), nor any significant additions or changes to the common areas without requesting permission of the Architectural Review Board (ARB) or the Open Space Committee (OSC).

No structure shall erected, altered or permitted to remain on any lot other than the townhouse. All crawl spaces will be enclosed. No accessory building, shed, dog house, awning porch or porch covering, tent, fence, screen walls or other structure shall be allowed or constructed upon any lot or townhouse without the plans and specifications of such having been approved by the Architectural Review board (ARB) as to the quality of workmanship, design, colors and materials and harmony of same to the Association as a whole.

Please consult the ARB Guide for additional guidance.

EXTERIOR MAINTENANCE

With the exception of the lawn, each homeowner is responsible for the maintenance of the exterior of their home and lot. Maintenance includes, but is not limited to, the exterior paint, roof, siding, light fixtures, trim, gutters, mold/mildew on patios and decks. Owners shall keep their lots free of weeds, undergrowth, garbage and unsightly debris and litter. Owners must keep bushes/shrubs trimmed and flower beds free of weeds. The HOA will cut all grass in the development and edge sidewalks and beds.

PATIO AREAS

Please keep patio areas neat. Do not permit debris and loose trash, such as cans and bottles, to accumulate in patio areas. Excessive mold or mildew is not permitted and must be removed/cleaned. Motorized equipment should not be stored on patios unless in an approved storage bin/shed. Be considerate of neighbors.

COMMON PICNIC AREAS

Common picnic areas are for the use of all residents on a first come basis. All garbage, bottles and other debris must be disposed of immediately following use. Please do not leave anything on the common area picnic tables overnight. In those situations where the picnic area has not been properly cleared, the Association will make arrangements to complete the clean up and the responsible owner will be asked to reimburse the Association. Camping is strictly prohibited.

SWIMMING AND PLAY

To minimize the Association's liability, no swimming is allowed. If you do swim, it is at your own risk as the Association does not provide supervision or "lifeguards". You assume complete risk for any accident/injury that occurs. All other activities, tennis, volleyball, etc. are at participants' risk. Tennis courts should not be used after 10:00 p.m.

NOISE AND MUSIC

The following is a quote from Louisa County Ordinances concerning noise.

“It shall be unlawful to create any unreasonable loud, disturbing and unnecessary noise in the county and noise of such character, intensity and duration as to be detrimental to the life or health of any person or to unreasonably disturb or annoy the quiet, comfort or repose of any person, is hereby prohibited.”

Respect your neighbors. Noise and music generally should not be heard past the owner’s patio area or front door of your unit. Parties in the picnic/common areas should also turn off any music and reduce noise levels after 11:00 PM during the week and 12 midnight on Fridays and Saturdays.

LAWN & COMMON GRASSY AREAS

Cars, trucks, trailers, motorcycles and other vehicles are not allowed on the common area or private lawn areas at any time. Please do not bring personal vehicles to the patio areas or other common grassy areas. Violators (or the homeowner) will be responsible to financially or physically repair resulting damage. Maintenance or emergency vehicles only are allowed on the lawns or grassy areas when weather conditions permit their operation.

USE OF TENTS OR HAMMOCKS AS OVERNIGHT ACCOMMODATIONS

The use of tents for overnight accommodations is limited to one tent per unit and it must be located on that unit’s property. The use of tents or hammocks in the common area for overnight accommodations is prohibited. Any and all sleeping overnight in the common areas is prohibited

FIREWORKS

The use of fireworks is strictly prohibited. Under all circumstances the unit owner, including rental situations, is responsible for any damage resulting from the use of fireworks.

VIRGINIA STATE FIRE CODES

Virginia Fire Code does not permit the placement of outdoor barbecue equipment on any elevated porch structure. Please comply with the requirements and only use barbecue pits on the concrete patios.

HOME BUSINESS

No lot within the Association shall be used except for residential purposes. No obvious trade or business of any kind or character, or the practice of any profession shall be permitted on any lot, excluding the business of the developer.

No business or commercial building may be erected on any lot. No business shall be

conducted from a single family residence without prior approval of the Lake Anna Plaza Board of Directors. No signs advertising a business may be displayed on any residential lot.

YARD/GARAGE SALES

Yard/Garage Sales are prohibited except those authorized by the Homeowners Association Board of Directors.

SPEED LIMIT

The speed limit on all roads in the community is 15 MPH.

PROPANE TANKS

Propane fuel storage tanks installed outside any townhouse, if not buried below the ground, shall be no higher than the patio walls and shall be appropriately screened by shrubbery so as not to be visible to adjoining townhouses, streets or roadways. The use and installation of propane fuel tanks shall also comply with the laws of Louisa County.

SIGNS

No signs of any character shall be erected, posted or displayed on individual properties or in any common areas without the permission of the Board of Directors except:

- a. house numbers required by Louisa County, which are visible from the outside of the townhouse and
- b. temporary real estate signs not more than 4 square feet in area advertising the property for sale

SATELLITE ANTENNAS AND OTHER EQUIPMENT

Satellite dishes shall be as unobtrusive as possible and dishes in excess of forty (40) inches in size shall be strictly prohibited. No lot owner shall install any electrical or telephone wire, television antenna, or other antenna, air conditioning unit or other machine or device on the exterior of the townhouse or balcony or in such a fashion that it protrudes through the roof or any window or wall of the townhouse.

PATIO/DECK EXTENSIONS

Rear patios may be extended to provide more useable space. However, plans for any extension must be approved in advance by the ARB and in no event shall the extension be more than 10 feet in length measured from the outer edge of the original patio.

ANNUAL ASSESSMENTS

Annual assessments are due on 30 June each year. Assessments not received by 31 July are considered late. In accordance with the Declarations, Article V, Section 8, (a) owners who fail to pay their annual assessment by 31 July, will be subject to a one-time late fee of \$35. In addition, beginning 1 August, a continuing charge of .75%/month will be added to their annual assessment until paid. All unpaid charges become a lien against the property in accordance with The Code of Virginia, 1950, section 55-516.

PLEASE DON'T FEED THE DUCKS OR OTHER WILD ANIMALS

Virginia has declared it illegal to feed wild animals when the feeding results in property damage, endangers people or wildlife or **creates a public health concern**. Feeding creates an artificial food supply which can cause the animals to remain in the area and it can upset their normal habits and make them dependent. For these reasons, LAPOA policy is that we not feed ducks or any wild animals.

WINDOW AIR CONDITIONERS

Window air conditioning units are not allowed at any time.

FIREARMS, PELLET GUNS, BB GUNS ETC

Firearms of any type may not be discharged on LAPOA property at any time. If you observe someone violating this rule, please call the sheriff.

OWNER'S RESPONSIBILITY

Owners are ultimately responsible for the actions of their families, guests and/or tenants using any of the LAPOA facilities.

EMERGENCY TELEPHONE NUMBERS

If you need to dial 911, please do so from a land line so that your call can be traced by the emergency dispatcher. Dialing from a cell phone will not provide the dispatcher the information he/she needs in order to facilitate reaching you.

Sheriff Offices:
Spotsylvania – 540-854-6520

Louisa – 540-967-1234
State Police – 1-800-552-9965
Fire Department – 540-894-5660

SUGGESTIONS

If you have suggestions for additional guidance in the Rules and Regulations, please share them with one of the LAPOA Officers. We hope you experience many enjoyable hours at our Lake Anna town home community.