

Woodhaven Property Owners Association, Inc.

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

Rules and Regulations, Revised 2000

Forward

Woodhaven Property Owners Association, Inc., here in after called WPOA or Association, is a strictly private AMembership 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. This includes enforcement of all rules, regulations and restrictions stated in the original contact signed by property owners.

1. **Waterfront Lots**

1 Waterfront Property Owners, who are Members, may have a private beach on their lot(s). Members may also construct a private dock in front of their lot(s). Before doing so, they must give it's size, and dimension, to the Association, and obtain a building permit from New Kent County. **Non-Members do not have these privileges.**

2. **Non-Waterfront Lots**

1 Non-Waterfront Property Owners, who are Members, have full privileges of the lake, and beach, etc. They have access to the lake by way of common lots. 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. **Non-Members do not have these privileges.** Privately owned waterfront lots and piers are for the exclusive use their owners.

3. **Lot Restrictions**

1 Said lots shall be used exclusively for residential purposes except those lots designated as business or commercial area on the maps or plats aforesaid. 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.

2 No animals or fowl shall be kept or maintained on said lots except for customary household pets. Those pets shall be kept within the boundaries of the owner's property or under the owner's control.

3 WPOA reserves a five foot easement on each and every lot along and running the length of the side and rear lines of each and every said lot together with easements, as shown on said plats, over, through and upon said land for the installation of utilities and drain and the maintenance thereof.

4 WPOA also reserves the right to install and operate electric and telephone line, poles and appurtenances thereto, sewer lines, culverts and drainage ditches, reserving also the rights of ingress and egress to such areas for the purpose of installing, operating and maintaining any of the above mentions installations.

5 WPOA also reserves the right to locate and install drains where it deems necessary and to cause or permit drainage of surface waters over and/or through said land. The owners of said land shall have no cause of action against WPOA, either at law or in equity, excepting cases of willful negligence, by reason of any damages caused to said land in installing, operating and maintaining above-mentioned installations.

4. **Signs**

1 No signs of any kind shall be affixed to WPOA property without permission of the Manager.

5. **Sale of Property**

1 Before any lot can be sold, the current owner must pay all back fees and assessments to WPOA, in full. Membership is not transferable. The purchaser must make application to WPOA for active membership in the Association. Said application must be completed in full and fees paid before the prospective owner can become a member. The applicant may be refused membership with or without cause or explanations. It is the duty of the current owner to inform prospective buyers of the Rules, Regulations, By Laws and Covenants as well as all fees that are to be paid.

6. **Renters**

1 Property owners may rent their homes. However, the person or persons to whom they rent are subject the same application procedures. Property owners must fill out the application, and pay the fee before any of the facilities will be available to them.

7. **Membership Cards**

1 Membership cards, decals and passes will be issued to each active Member of the Association. It is a family membership and all members of your 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 person's are using the facilities.

8. **Guest Passes**

1 Association 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. 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, unless special permission is obtained from the Association.

2 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-member can be a guest of a member.**

9. **Roads**

1 All of the roads in Woodhaven are private and are maintained by WPOA with fees paid by the Property Owners of Woodhaven. The speed limit is 25 miles per hour, unless otherwise posted. All vehicle laws are applicable per a 1989 resolution dedicating Woodhaven roads for the purposes of law enforcement.

2 Use of mini bikes, four wheelers, three wheelers, go-carts, or other Aoff road@ motorized vehicles is strictly prohibited.

10. **Vehicles**

1 All state and county ordinances pertaining to 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.

2 All property owners, guests, renters, etc., are required to park all vehicles, trailers, and the like, a minimum of 5 feet off Woodhaven paved road surface.

11. **Kent Lake - Members Only!**

1 Kent Lake is for the use and enjoyment of Members and their Guests. 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 - Members Only! The Beach Rules are:**

1. **MUST SHOW MEMBERSHIP CARD OR OFFICIAL PASS!**
2. No One under 14 * Years Old Admitted Without Parent or Guardian Present.
3. No Alcohol.
4. No Glass.
5. No Pets.
6. No Foul Language.
7. No Bikes.
8. No Horseplay.

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

3 There is to be no fishing from the beach. There is to be no diving from, or swimming underneath, the swim platform.

* Amended by the WPOA Board of Directors August 6, 2001

4 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.

5 The Association 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.

13. **Boats - Members Only!**

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

2 **ONLY electric motors** are permitted with the exception of official, 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!**

3 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 - Members Only!**

1 No boat docks, floats, or other structures, extending beyond property lines, into the lake, shall be constructed, or placed, on said lake by any non-member, or without prior written approval of WPOA, it=s successors or assigns. 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. The Association assumes no responsibility for damages or losses.

15. **Fishing - Members Only!**

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

16. **Hawkins Field - Members Only!**

1 Hawkins Field is a recreational area leased by WPOA for the use of it=s Members and their Guests except when otherwise authorized by the Board of Directors. **Use of mini bikes, four wheelers, three wheelers, go-carts, or other Aoff road@ motorized vehicles is strictly prohibited.**

17. **Common Access Areas - Members only!**

1 There are 9 common access lots for use by Association 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 mini bikes, four wheelers, three wheelers or other Aoff road@ motorized vehicles is strictly prohibited.**

18. **Bird Sanctuary**

1 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 membership privileges, as determined by the WPOA Board of Directors.

Furthermore, they shall be considered as covenants running with the land, and shall bind the purchasers of all lots. 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 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

September 12, 2000

Wilbur Collins, President

Kent Radwani, Vice President

Janice Harlan, Secretary

Tammy Curtis, Treasurer

NOTE: Signatures on file.