

PRESIDENTIAL LAKES PROPERTY OWNERS' ASSOCIATION, INC.
P.O. Box 186
King George, VA 22485

RULES OF CONDUCT AND REGULATIONS FOR USE OF FACILITIES

INTRODUCTION

Pursuant to Article VII, Section 1 of the By-Laws of Presidential Lakes Property Owners' Association, the Board of Directors has adopted the following rules and regulation as proposed by the Rules Committee.

The primary consideration in the adoption of these rules is to enable the members, their families, and guests to obtain maximum enjoyment from the use of the facilities consistent with health, safety, and general welfare of the users.

Members, their families, guests, and Associate Members shall comply with these rules.

The Rules Committee reserves the right to review the existing rules from time to time and propose changes that are warranted to the Board of Directors for approval, and after being approved, post them at any time without prior notice. They shall become effective immediately upon posting.

The Rules Committee shall, at all times, have authority to enforce these rules by suspension or revocation of the privilege of use, if necessary.

GENERAL

1. These rules are pertinent to "Common Areas" as defined in Article II, Section 3 of the By-Laws. "Common Areas" shall mean all real property owned by or donated to the Association for the common use and enjoyment of the active members of the Association and shall consist of the following:
 - A. all roads
 - B. swimming pool
 - C. multi-purpose playing surface
 - D. community center
 - E. Lake Jefferson, Lake Madison, and Lake Monroe
 - F. all land deeded to the Association for use as Park Areas.
2. The rental of any facilities granted by Presidential Lakes Property Owners' Association to special groups will not be exclusive (except that of the community center). Association members, their families and guests, may use the facilities at the same time.
3. The Board of Directors will fix fees, deposits, and charges for use of the facilities.
4. All recreational facilities operated by the Association shall be kept open during hours determined by the Board of Directors.
5. The Association shall not be responsible for the loss or damage to property of members, their families, or guests.

6. Members shall, at all times, be fully responsible for the conduct of their families and guests. They will also be responsible for any damages incurred, fees, deposits and charges involved in the use of the facilities.
7. Members or their families and/or guests who willfully, deliberately, or negligently deface or destroy property or equipment of the Association shall be held liable for full value thereof.
8. Fees will be charged for group use of a particular facility.
9. Employees of the Association are not subject to the individual direction or control of members. The specific direction and control of the Association's employees is vested in the Board of Directors and its duly appointed or authorized personnel.
10. Nothing shall be posted on any Association bulletin board except by personnel authorized by the Board of Directors.
11. Vehicular traffic shall only be allowed on designated roadways and parking areas. Only licensed drivers are allowed to operate a motor vehicle in Presidential Lakes.
12. On-street parking is prohibited.
13. Excessive vehicle noise is prohibited.
14. Radio, television, and record players must be kept at volumes not to disturb others. Public address systems and model airplanes are prohibited.
15. Firearms, fireworks, peddling, or creating a public nuisance are not permitted.
16. Fires are permitted only in designated pits and fireplaces. Fire must be totally extinguished when not personally attended. All Virginia state fire laws shall be observed.
17. Excessive use of alcoholic beverages is prohibited. Under no circumstances shall minors be allowed to consume or be served alcoholic beverages.
18. Pets must be kept on a leash at all times on common property. Pets are not allowed on the beach, at the pool, or on the pavilion at any time.
19. Children must be supervised at all times. No horseplay or roughhousing shall be permitted.
20. All debris, garbage, and trash shall be placed in containers provided or be properly disposed of. Failure to maintain cleanliness may result in restriction from further use.
21. Use of loud or profane language is prohibited.
22. Trespassing on private property is forbidden.
23. Camping within Presidential Lakes is forbidden.
24. Reports and complaints of failure to abide by the regulations in any area shall be made to appropriate personnel (security, lifeguard, Member of the Board of Directors, or Directors of Activities). Persons failing to comply with the rules will be warned and requested to comply or leave. The Board of Directors will be notified of the problem and appropriate action will be taken.
25. Due to the private nature of Presidential Lakes, no public functions (e.g., yard sales) will be allowed within the restricted access area.
26. Up to three lots may be consolidated for dues-paying purposes. After consolidation these lots may not be divided. A one-time consolidation fee of

\$1,500.00 will be incurred before approval of such consolidation. Please see PLPOA office for details of this procedure.

27. An adjacent lot may be divided between two owners.

MEMBERSHIPS

1. Regular Memberships - All property owners of Presidential Lakes whose current membership fees have been paid, are regular members, and as such, have full use of the facilities. Current membership will be shown by possession of a current recreation tag. Each person (members, their families and guests) 10 years and older using any common area property will possess a current recreation tag which shall be produced when requested. (Please see recreation tag policy for further details).
2. Associate Memberships -
 - A. A limited number of Associate memberships will be authorized annually. Fees and limitations will be determined by the Board of Directors.
 - B. Associate Memberships will permit the authorized family the use of all recreational facilities.
 - C. Each person (Associate members, their families and guests) 10 years and older using any common area property will possess a current recreation tag which shall be produced when requested. (Please see recreation tag policy for further details).
3. Organizational Memberships - Any organization which acquires title to property in Presidential Lakes may designate only one family per year to receive the membership benefits.

EMPLOYEE PRIVILEGES

1. Non-seasonal employees will be eligible for free Associate Membership upon application.
2. Seasonal employees may bring in guests only with prior written permission of the Director of Activities.

DIRECTOR OF ACTIVITIES

1. The Director of Activities shall be appointed by the Board of Directors.
2. The Director of Activities has the responsibility of preparing a schedule of events for facility use. He shall maintain a calendar of coming events and schedules in the business office and shall be responsible for posting the Rules and Regulations and schedule of events on the bulletin boards and with providing authorized personnel with same.
3. Any request for special group use of any facilities must be sponsored by a Regular Member who must also be in attendance at the function. Requests must be made in writing, giving preferred and alternate date, and must be submitted to the Director of Activities at least one week in advance along with the required deposit.

4. A copy of these Rules and Regulations will be furnished the applicant.
5. Upon approval, the applicable charges must be paid in full prior to the activity.
6. Requests for extension or postponement of date, due to inclement weather, etc., will be honored, if possible, but must be approved by the Director of Activities.
7. No facilities (except community center) may be rented anytime on Saturday or until after 5 pm Sunday.

SWIMMING POOL

1. The swimming pool is for the individual use of Members as defined in the Rules and Regulations under "Membership". However, the Board of Directors reserves the right to designate and grant the privilege of using the pool to a group of non-members after collecting fees as fixed by the Board of Directors. The request for such use should be made at a minimum of one week in advance to the Director of Activities, who in turn will process the application and will prepare the schedule. All such requests shall be sponsored by a Regular Member.
2. The pool may not be used when no lifeguard is on duty. PLPOA ASSUMES NO LIABILITY FOR ANY ACCIDENTS. NO ONE IS PERMITTED TO SWIM ALONE.
3. The pool shall be open every day, or as weather permits, between Memorial Day and Labor Day. A lifeguard will be on duty during hours established by the Director of Activities and posted in the pool area. On inclement days, the Director of Activities and/or Pool Manager have authority to close the pool.
4. All swimmers are expected to observe pool rules. When lifeguards are on duty for the purpose of life-saving and supervision they must be obeyed. Unruly swimmers or pool area users will be required to leave the pool for the remainder of the day.
5. The use of the pool phone shall be limited to a maximum of 5 (five) minutes.
6. The lifeguard may limit the number of swimmers in the pool at any one time should it become necessary.
7. To use pool facilities -
 - A. Showers and feet washing may be required.
 - B. Proper swimming attire must be worn.
8. The use of the pool by children under the age of 10 (ten) will be permitted:
 - A. Only when accompanied by an adult, or
 - B. Unless swimmer has passed a competency test as prescribed by the Head Lifeguard and with written parental or guardian approval.
9. Small children are not to be left unattended in the kiddie pool!
10. No horseplay, running, roughhousing, roller skating, skateboarding or bicycling is allowed inside or around the pool area. No toys, except as authorized by the lifeguard, are permitted in the pool area.
11. Food of any kind is not allowed within the fenced area of the pool. No glass is permitted in the pool area. Trash must be deposited in containers provided for that purpose.
12. No diving is allowed from the lifeguard stand.

13. Neither loud nor profane language is permitted.
14. Anyone who does not observe the pool rules or obey direct orders of the lifeguards will be benched or asked to leave the pool.
15. Any group renting the pool must have a PLPOA lifeguard on duty for the event.
16. Except for the radio\tape player located at the pool pumphouse, only battery operated radios or tape players are permitted within the pool area and they shall be operated at a volume which will not disturb those nearby. Any complaints shall be made to the lifeguard.
17. No alcoholic beverages are allowed inside the fenced area of the pool.
18. Disposable diapers are not to be used on children in the pool (main pool or baby pool). Cloth diapers with elastic pants or swimpers are acceptable alternatives.

LAKES

1. The use of the lakes for swimming, boating, fishing, etc., will be exclusively at the risk of the user. No lifeguards are provided at the lakes. **PLPOA WILL NOT BE RESPONSIBLE FOR ACCIDENTS.**
2. No boats with internal combustion engines are allowed on the lakes and no person shall operate a boat, canoe, or inflatable craft in a reckless or careless manner.
3. The owner and/or operator of a craft is fully responsible for the manner in which a craft is operated on the lakes.
4. The Association does not assume any responsibility for damage to craft on the waterways or those stored in the designated Common Areas adjacent to the lakes. Craft storage must be approved, in writing, by the Director of Activities.
5. Refuse shall not be thrown in the water or left on the bank.
6. License, registration, and other regulations (including safety) established by Virginia State Law for fishing and boating must be complied with.
7. Private docks are prohibited except where the waterfront is directly on your property.
8. Sailboats, while at the dock areas with no one aboard, should display lowered sail.
9. Trespassing on private property to gain access to the lakes is not permitted. Only designated boat launching areas are to be used.
10. General Rules of Lakes -
 - A. No small children to be left unattended.
 - B. No horseplay, roughhousing, rollerskating, skateboarding, bicycling or ATV's are allowed on the pavilion.
 - C. No pets allowed in beach or pavilion area.
 - D. No diving from pavilion roof and railings is allowed.
 - E. Neither loud nor profane language is allowed.
 - F. Keep the volume of radios, etc. so as not to disturb other beachgoers.
 See General Rule #14.

RECREATION TAGS

WHEN USING THE FACILITIES, "RECREATION TAGS" ARE REQUIRED AND

MUST BE PRODUCED AND DISPLAYED UPON REQUEST.

1. General
 - A. Wearing the tag on the body in a visible location will decrease the number of times that the individual may be requested to produce the tag for verification purposes.
 - B. Due to the nature of past problems and the indiscriminate use by unauthorized people, the policy will have to be strictly enforced to make this program effective.
 - C. If no tag is displayed or can be produced upon request the individual will be asked to leave.
 - D. Guests are not required to be accompanied by their host member. However, the guest must have a valid recreation tag.
2. Tag Distribution
 - A. Valid period: May 1 to April 30 of the succeeding year.
 - B. Who may get them:
 1. The registered property owner in good standing (no other family member may apply for them). - free
 2. Each family member ten (10) years or older who is claimed on the registered property owner's taxes will be issued a tag. - free
 3. Permanent household members (not claimed as dependents) may obtain tags after application by the property owner and at the discretion of the office staff. Proof of residency may be required. - free
 4. Two (2) guest tags will be given to the property owner. - free
 - C. Replacement: NOT mandatory since new tags will be issued each year:
 1. Only the registered property owner may get a replacement tag. The cost to replace a lost tag will be \$20.00.
 - D. Additional Tags:
 1. Additional guests tags for property owners may be acquired for short term house guests at a cost of \$2.00 each at the office. These will be valid for a maximum of a two week period at which time they are to be returned. A \$25.00 deposit (checks will be cashed) for each tag will be required for the duration of the two weeks. Upon return of the tag(s), the deposit will be returned. If tag(s) are not returned, then the money will be retained by the association and further action may be taken.
 - E. Intermittent Tag Issuance: The purpose is to provide tag coverage to those members that live outside a 50 mile radius or those that are infrequent users of common area facilities.
 1. Specifically designed tags will be issued according to the above guidelines (guest tags and purchase of additional guest tags applies) for one day use only. Return is required at the end of the issuance day.

2. A charge of \$25.00 for each unreturned tag will be levied upon the property owner. No additional tags may be acquired if there are any unreturned tags and/or outstanding debt.
3. Responsibility
 - A. All tags will be registered under the property owner's name.
 - B. The property owner may lend his tags, but the property owner will be responsible for all actions while the tag is in use including replacement costs if there is physical damage. If the borrower of the tag commits actions which require the recall of the tag - it is the property owner who has lost his recreation privileges.
 - C. If a tag is misplaced the registered property owner of the tag will be responsible for any actions, including physical damage committed under that tag number until the lost tag number is REPORTED TO THE OFFICE.
 - D. All children nine (9) years old and under must be supervised by a tagged individual who is 14 years or older when using a recreation facility. This policy is implemented for the safety and protection of all association members.
4. Revocation of Privileges (recall of recreation tags)
 - A. Tags can be recalled or not issued if there:
 - are any outstanding debts to the association
 - are any violations of the BOD approved rules and regulations
 - is destruction of property (vandalism)
 - is flagrant disregard for authority
5. Associate Member
 - A. The registered Associate Member will have the same responsibilities and privileges as the registered property owner.
6. One-time Group Rental
 - A. All attendees ten (10) years or older of a one-time recreation area group rental will be issued color coded throw away tags good for the designated event only. The renter of the facility will be responsible for the actions of the group as well as for tag compliance by the entire group.

Most recent changes to this document BOD approved, May, 1999