

LMOA POLICY MANUAL

CHAPTER FOURTEEN - Section 14.01

Approved: March 20, 1985

Subject: Rules and Regulations - Member's Handbook

Contact: General Manager

Foreword

It is the prerogative and obligation of the Board of Directors to promulgate and provide for the enforcement of Rules and Regulations to further promote the community welfare and safety of all property owners of the Lake Monticello Owners' Association. The laws of the United States, the Commonwealth of Virginia, and the County of Fluvanna, as well as the Rules and Regulations contained in this document (PM) shall apply to all property owners and their families, condo unit owners and their families, associate members, tenants, guests, and all other individuals when within the confines of the Lake Monticello community.

Enforcement shall be uniform and equitable, without discrimination based on race, color, sex, religion, or national origin. Owners shall be responsible to ensure that all members of their family, their guests, and their tenants comply with these Rules and Regulations. In the case of tenants, the Owners shall be held liable for any fines or obligations incurred by their tenants.

An individual's right to use the facilities and amenities at Lake Monticello is predicated on the fact that he/she be a member in good standing, i.e. all dues, review and assessments fully paid, and that he/she fully complies with the Rules and Regulations and fine and/or penalty imposed on him/her for violations.

I. POLICY

Rules and Regulations which apply to a specific function, facility or amenity within the Lake Monticello Community will be set forth in that chapter of the Policy Manual (PM) which pertains to that particular item. Rules and Regulations which are general in matter shall be set forth in Section 02 to this Chapter 14 of the PM.

Changes, additions or deletions to the PM shall be approved by the Board of Directors.

A "Member's Handbook" shall be published and be available for members. This "Handbook" shall contain copies or extracts of those pertinent chapters or section of the PM which set forth Board approved Rules and Regulations.

II. RESPONSIBILITIES

In conformance with policies established by the Board of Directors, the General Manager is responsible for the compilation, publication and distribution of the Member's Handbook.