

**CHAPTER FOURTEEN - Section 14.02
GENERAL RULES AND REGULATIONS**

Approved:	March 20, 1985
Amended:	May 30, 1996
Effective	January 6, 1997
Amended:	January 23, 1997
Amended:	August 21, 1997
Amended:	September 30, 1999
Amended:	February 23, 2006
Amended:	April 26, 2007
Amended:	September 27, 2007
Amended:	April 24, 2008
Amended:	November 20, 2008

I. POLICY

It is the policy of the Lake Monticello Owners' Association to provide and maintain community facilities for the use and enjoyment of members, their families and their guests.

An objective and obligation of the Board of Directors are to prescribe rules and regulations that will serve the welfare, well-being and good order of all individuals who reside, work or visit within the Lake Monticello community. To this end, the promulgation and enforcement of the Rules and Regulations will be carried out.

II. RESPONSIBILITIES

In conformance with policies prescribed by the Board of Directors, the General Manager has overall responsibility for the operation and maintenance of Association owned property.

Members, their families and guests, employees and others who enter the Lake Monticello community shall comply with all approved Rules and Regulations.

III. RULES AND REGULATIONS

A. General

1. The discharge of any lethal firearm within Lake Monticello is prohibited. Except Security Force Personnel while on duty, and public law enforcement officers, no person may carry on their person or in or on a vehicle, any loaded firearm while within the general confines of Lake Monticello. No person, except Security Force Personnel while on duty and public law enforcement officers, who is not an owner or a tenant, may have firearms in his/her possession, on his/her person, or in his/her vehicle within Lake Monticello at any time.
2. The killing or trapping of any wild animal or fowl, except rats, mice, moles, gophers, etc. within Lake Monticello is prohibited with the exception that the trapping or killing of wild animals or fowl which are destroying community or private property will be authorized and directed by the General Manager.
3. Placing food on private or LMOA property for the purpose of attracting any type of wild animals, specifically deer, ducks and geese, within Lake Monticello is prohibited. The only permitted exception is food for birds.
4. Littering within Lake Monticello on private or community owned property, including

roads and lakes, is prohibited.

5. Noise shall be kept to a minimum at all times. Excessive noise will not be tolerated between 11:00 PM and 7:00 AM.
6. Any activity that constitutes disturbing the peace is prohibited.
7. Vandalism and willful or ignorant destruction of property will not be tolerated.
8. Parking
 - a. For the purposes of this policy, an improved parking surface means parking on gravel, asphalt, or concrete surfaces. The roadway easement is defined as the area between the edge of the roadway and the closest utility installation such as cable, electric, or water boxes.
 - b. Motor vehicles owned/driven by property owners, tenants or guests shall be parked on improved parking surfaces so as to reduce erosion.
 - c. Parking is not permitted on the roadway easement of any lot except to accommodate social events at the residence. In every case, all tires of the vehicle shall be off the roadway.
 - d. Boats and boat trailers shall not be parked (stored) on the easement in front of any property for any purpose. Boats and boat trailers should be stored on an inconspicuous area of the owner's lot, if lot configuration permits. The Association provides limited leased space for winter storage of boats and boat trailers on a first-come, first-served basis.
 - e. No vehicle, boat, or trailer shall be parked on the paved portion of any road or street at any time.
 - f. No stripped down, partially wrecked, inoperative, unlicensed or uninspected vehicle or boat, or sizeable part thereof, shall be permitted to be parked on any street in the community or on any lot in such a manner as to be visible to the occupants of other lots within the community, or to any streets, the lake, or the golf course.
 - g. No trucks over one (1) ton, no semi-trailer tractors, farm tractors, backhoes, high loaders, low boy trailers, tank trucks and other construction equipment, shall be parked or stored for overnight or longer on any improved Lake Monticello lot. Moving vans are exempted when loading and unloading.

[Note: On January 23, 1997, the Board of Directors approved the storage and parking of trucks presently owned by lot owner(s)/resident(s) which are rated at more than one ton and semi-trailer tractors, so long as such vehicles conform to the Policy Manual otherwise, but only for the duration of ownership by the present lot owner(s)/resident(s). Such vehicles must be declared by the respective lot owner(s)/resident(s) on a form devised and approvable by the staff for the purpose, such form to be submitted to LMOA by affected vehicle owners before 14 March 1997. No vehicles shall be grandfathered which are purchased after 23 January 1997.]

- h. No trucks, trailers, or other non-automotive type of vehicles of any kind shall be parked upon the roadways of the community or upon any unimproved lot, except temporarily for the purpose of loading or unloading, provided, however, that the

placement of the vehicle does not impede traffic or otherwise create a hazard. Overnight parking of construction vehicles on lots being improved is permitted.

- i. The aforementioned notwithstanding, no vehicles, boats, trailers, recreational vehicles or equipment of any kind owned by members, tenants, guests or their agents shall be parked or stored on a regular basis on any LMOA property except on areas clearly intended for that purpose or as permitted by LMOA policy or by special written permission from the General Manager.

9. Vehicle Signs

a. For Sale Sign

A single, rectangle "for sale" sign may be displayed on each vehicle, including boats, in the Lake Monticello community, advertising that such vehicle is for sale. The size of such sign shall not exceed 24" by 18". Vehicles or boats shall not be parked on LMOA property owner rights-of-way for display purposes. Upon payment of the applicable storage fees, vehicles or boats may be parked at the Marina or other authorized storage areas and a vehicle "for sale" sign may be displayed on the vehicles at those locations.

b. Identification

Overnight parking of vehicles with exterior lettering or signs, permanently or semi-permanently attached, identifying the owner of the vehicle or identifying the business for which the vehicle is being used will be permitted. All other business/commercial signs on vehicles, with the exception of those permitted in III.A.9.a. above, are prohibited.

10. Canvassing and Soliciting

- a. Door-to-door canvassing and soliciting by nonresidents is generally prohibited.
- b. Door-to-door canvassing and solicitation by property owners and residents for purposes other than those specified below are prohibited. Canvassing and soliciting by property owners and residents are permitted as described below:
 - i. Canvassing for signatures for LMOA Member Proposals and Board candidacy petitions. Possession of LMOA petition forms grants permission.
 - ii. 'Trick or treating,' to take place only on Halloween, unless otherwise authorized by the General Manager at least 2 weeks in advance. No advance permission is required for 'trick or treating' by minors on October 31 of any year.
 - iii. Written permission for the collection of food or sales of goods and for special fund-raising events by a local chapter of the Girl Scouts, Boy Scouts, Explorers, youth athletic leagues, a church serving Lake Monticello residents, a local school, or the Lake Monticello Fire & Rescue may be granted on an event-by-event basis at the discretion of the General Manager. Request is to be made in writing not less than two weeks prior to the anticipated event.
 - iv. Collection of food by U. S. Postal Service mail carriers during their annual food drive is permitted at the roadside mailboxes of residents.
 - v. Food- and toy-collection box(es) may be placed in the Clubhouse lobby annually during the Thanksgiving and Christmas seasons for the benefit of local

charities. Written permission will be granted on a first-come, first-serve basis, at the discretion of the General Manager when request is made in writing not less than 2 weeks prior to placement of the box(es)."

11. Fire

- a. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted.
- b. No fireworks are permitted with the exception of those provided by the LMOA for the Independence Day celebration.

B. Traffic

The laws of the Commonwealth of Virginia with respect to the use of its secondary roads apply to streets and roads at Lake Monticello, however, no parking shall be permitted on roads or streets or shoulders except for workmen's vehicles during daylight hours where houses are under construction and for social gatherings upon prior notice to LMOA Security.

C. Household Pets

1. The Board of Directors does not restrict residents from owning and keeping household pets such as dogs, cats, birds, and fish unless such pets will cause undue and disturbing noise, odors, pollutants or other nuisances. All pets shall "reside" within their resident owner's property.
2. All household pets shall be under positive control of the owner at all times. Pets shall not be permitted to run at large within the community. At large for these purposes shall be while off the property of the pet owner or custodian. When off the property of the pet owner or custodian, all dogs must be on a hand-held leash.
 - a. All dogs shall have a valid Fluvanna County Tag. All cats and dogs shall be inoculated against Rabies.
 - b. No pets are permitted on community owned property at any time except under the conditions and specific authority contained elsewhere in the Rules and Regulations. Community owned property includes but is not limited to the Clubhouse and surrounding grounds, Swimming Pool and surrounding area, Beaches, Tennis Courts, Golf Course, Picnic Grounds, Ball Parks, and playgrounds.
 - c. The keeping of any animal other than those normally associated with a home, (e.g., dog, cat, fish, bird) is prohibited.
 - d. Pet poop shall be cleaned up from public rights of way and from non-owner/custodian property by the pet owner/custodian.

D. Home Occupations

A home occupation is an occupation carried on by the occupant of a dwelling as a secondary use of the dwelling. Home occupations are permitted subject to the following restrictions:

1. Not more than one-fourth of the gross enclosed floor area devoted to living purposes (exclusive of porches, terraces, garages and out buildings) or eight hundred square feet, whichever is the lesser, is devoted to the home occupation.
2. There is no storage of materials or any other exterior indication of the home occupation.

3. There is no exterior variation from the residential character of the main building or accessory building(s) or condominium unit.
4. No exterior lighting is used except that which is normally permitted and used in connection with a home or condominium unit.
5. No activities shall be carried on in the home or outside of the home or condominium unit that shall be or become an unreasonable annoyance or nuisance to the neighborhood.
6. No Bed and Breakfast or like business shall be permitted.
7. No Day Care business shall be permitted.
8. Traffic generated by an occupation shall not create a safety hazard, congestion, or a nuisance in the immediate area or the community.
9. No one is employed other than members of the family residing on the premises.
10. Nothing herein shall prevent an owner of a house or condominium unit from renting said property for residential use.

E. Camping Trailers and Mobile Homes

1. No camping trailer, mobile home, double-wide mobile home, self-contained recreational vehicles, tent, barn or other similar temporary living or camping quarters or out-building or structure shall be placed on any unimproved lot at any time, either temporarily or permanently, except on property specifically designated for such use by the Association and in accordance with the rules and regulations for the use of such property.
2. It is required that camping and utility trailer, recreational vehicles, and mobile homes stored on improved lots be located in an inconspicuous place, if lot configuration permits.

IV. ENFORCEMENT

The Lake Monticello Police/Security Department. is charged with enforcement of the above stated rules and regulations.

County, State and Federal law enforcement officials have the authority to enter the Lake Monticello community in carrying out their official duties.