

**CHAPTER SIX - Section 6.01  
RECREATION FACILITIES AND ACTIVITIES**

[Replaces Version of May 27, 2004]  
Adopted: March 30, 2005  
Amended: March 22, 2007  
Amended: September 24, 2009  
Amended: December 17, 2009  
Amended: June 28, 2012  
Amended: January 23, 2014  
Amended: October 23, 2014  
Amended: February 26, 2015  
Amended: August 24, 2017  
Amended: April 25, 2019

**I. POLICY**

It is the policy of the Lake Monticello Owners' Association to provide and maintain community recreational facilities for the use and enjoyment of members, their families, and their guests. The facilities are operated at the minimum possible cost, while still maintaining a standard of quality and value consistent with the desires of a majority of the members.

- A. Fees may be charged for the use of some of these facilities. Such fees may be adjusted annually by the Board of Directors as part of the budget development process and shall be included in the Association's schedule of dues, assessments, charges, and fees. Special Event charges are negotiated by the General Manager or his/her designee on a per contract basis.
- B. Commercial (use in or for a business or directly/indirectly for financial gain.) use of the recreational facilities shall be prohibited unless a contract has been executed by the Association or a rental agreement is entered into for the use of a recreational amenity. Commercial use and rental of the entire lake for any activity is prohibited.  

Approval by the LMOA Board of Directors is required for the use of the LMOA recreational facilities for Special Events (such as Monticello Man and UVA rowing). Use of the recreational facilities for a Special Event is prohibited unless a contract containing at a minimum: a) waiver of liability, b) insurance requirements, c) scope and times of activities, d) LMOA fees for the administration of the event and e) indemnification for the LMOA has been executed by the Association. Special Event applications must be submitted to the General Manager at least six months before the requested special event date. Private event applications can be submitted at any time and are based on the availability of rooms and the approval of the General Manager. A private event is one where there is specified limited attendance by the event sponsor (**contracted event**).
- C. LMOA may sponsor various community activities during the year. Approval of the General Manager must be obtained before scheduling these events.
- D. Non-Lake Monticello community youth and adults may participate in organized activities and use recreational facilities as part of a team, youth organization, or civic group that also supports activities involving LMOA members, their families, and designated guests.
- E. No member may transfer the right to use an amenity to any other member or individual unless expressly provided for in the Association's Bylaws or this Policy Manual.

## **II. RESPONSIBILITIES**

- A. The LMOA General Manager shall have overall responsibility for the operation and maintenance of recreation facilities in conformance with policies established by the Board of Directors and will create written procedures to guide implementation.
- B. The Board of Directors may charter committees to provide advice on the promotion, operation, and maintenance of the Association's recreational facilities. The Charters for any standing committees so established shall be made a part of Chapter Sixteen of this Policy Manual.

## **III. DEFINITIONS**

- A. **Private Event:** Any activity where the sponsor, whether or not a member of LMOA or an LMOA members' social or civic group, specifies or limits attendance at the event.
- B. **Public Event:** Any non-private event where the general public can participate, including but not limited to events where tickets are sold, there is advertising, there are open booths, etc. The sponsor may or may not be a member of LMOA or an LMOA members' social or civic group.
- C. **Special Event:** a one-time or infrequently occurring event outside normal programs or activities of the LMOA.
- D. **Club or Group:** an open activity available to all LMOA members of 8 or more gathering to perform club type activities such as card playing, bridge, sewing, painting or open discussions.

## **IV. RESERVING AMENITIES AND FACILITIES**

- A. Any leased room or assigned common area is not considered "booked" until the appropriate contract is signed by the event sponsor, coordinated with LMOA staff, and the event is added to the LMOA Master Calendar. Minor events not requiring a contract, such as LMOA committee meetings, ongoing LMOA club or group events and special LMOA club events may be booked by contacting the LMOA Office and submit a request for room use. A contract is not required for LMOA designated free groups and clubs. Leased events may override free club events in any given room.

All users are expected to leave the premises neat and all trash placed in suitable containers. In the event of abuse of the room reservation and use privilege, the General Manager may impose such penalties or take such action as deemed appropriate, including suspension or loss of room reservation/use privileges.

- B. Association owned chairs, tables, linens, electronics, and other equipment, etc. shall not be removed from the common areas. Appropriate rental fees for the use of such items, where applicable, shall be part of a contract or agreement for Association catered or Association approved activities.
- C. Fees are established by the Association and are found in the schedule of dues, assessments, charges, and fees. At the determination of the General Manager, additional security coverage may be required to assure proper safety needs are met, and the cost shall be charged to the event sponsor.
- D. The pool may be rented during the regular operating season (Memorial Day to Labor Day), outside regular hours of operation, for a minimum of 1 hour at the current, published hourly rental rate. No discounts will apply to pool rentals of one-hour duration.

Rentals of one hour only must immediately precede or follow regular pool operating hours unless extenuating circumstances apply.

**V. RULES AND REGULATIONS**

- A. Policies, rules, and regulations about the operation and use of the Association's recreational facilities shall be made a part of Chapter Six of this Policy Manual.
- B. The General Manager is authorized to establish operating hours for each of the Lake Monticello recreational facilities and to post signs that state those operating hours. Unauthorized entry upon any of these facilities in violation of the posted operating hours shall constitute trespass.
- C. LMOA property owners and Marina Point unit owners shall be held personally responsible for the actions of their guests or tenants utilizing the Association's facilities and amenities. All facility users shall be expected to be familiar with, and adhere to, the Rules and Regulations in this chapter.
- D. Smoking, Vaping, Juul, and e-cigarette use is prohibited inside all LMOA indoor and outdoor facilities and amenities except where there are designated smoking areas.

**VI. FOOD SERVICE (including non-alcoholic beverages)**

Sponsors or organizers of events at which food is served must ensure compliance with the applicable requirements of the Virginia Department of Health (VDH). Under certain circumstances, VDH will require a Temporary Food Service Permit.

- A. Clubhouses.
  - 1. LMOA has a permanent food service permit to prepare and serve food in both clubhouse restaurants and banquet facilities.
  - 2. Leased event sponsors must follow the process detailed in the appropriate contract.
    - a. Banquet Rooms: The LMOA food service shall have the right of first refusal to serve food and beverage related functions held in the clubhouse banquet rooms. If the LMOA food service staff is not able to service any particular leased function, a contracted caterer may be used if approved by the General Manager.
    - b. Other meeting rooms: Event sponsors may reserve these areas for events where food will be served. The event sponsor may contact the LMOA food service to provide food, or the sponsor may provide the food themselves. **There will be no catered delivery service permitted unless approved by the General Manager.**
    - c. Card/game and other groups/clubs who regularly use Clubhouse meeting rooms during the day may 'brown bag' their lunches. Groups cannot brown bag lunches in either restaurant.
    - d. Business Office: LMOA employees may bring food into the Business Office at any time.
  - 4. Virginia Department of Health Temporary Food Service Permit: Not required for Private Events serving food. A Public Event serving food may require a permit, and it is the responsibility of the event sponsor to contact the Virginia Department of Health to determine if a permit is necessary and to comply with the Temporary Food Service Permit regulations.
- B. Pool and Pool Snack bar.

1. LMOA has a permanent food service permit to prepare and serve food at the Pool Snackbar.
  2. Daily patrons may purchase food or 'brown bag' their food.
  3. Leased event sponsors must follow the process detailed in an appropriate contract.
- C. Other Common Areas (for example, lawns, beaches, playgrounds, etc.)
1. LMOA does not have a food service permit to serve or prepare food in any common area other than the Pool Snack bar and the Clubhouses.
  2. Daily patrons may bring food to these common areas.
  3. Leased event sponsors must follow the process detailed in an appropriate contract.

## **VII. ALCOHOLIC BEVERAGE SERVICE**

Violators of LMOA rules on the possession and consumption of alcoholic beverages shall be subject to immediate dismissal from the premises. For LMOA Members, such violations shall result in referral to the LMOA Compliance Committee for adjudication. Confirmation of such a violation by the Compliance Committee could result in a monetary penalty.

### **A. Clubhouses**

1. LMOA has a license to serve alcoholic beverages in the Clubhouse restaurants and banquet facilities.
2. No alcohol may be served at events, either private or public, held in the Clubhouses unless the alcoholic beverages are provided by the LMOA food service.

### **B. Pool and Pool Snackbar**

1. LMOA does have a license to serve alcoholic beverages in the pool area or adjacent areas.
2. Alcoholic beverages are not permitted in the pool area except if purchased from the LMOA food and beverage service.
3. Organized groups may sponsor pool parties provided they contract with LMOA for pool rental and alcohol purchases.

### **C. Golf Course**

The dispensing and consumption of alcoholic beverages at the Clubhouses and on the Golf Course are governed by LMOA's permit as issued by the Virginia Alcoholic Beverage Control Commission (ABC). Violation of any ABC permit is a violation of Virginia State Law and is subject to civil or criminal charges. Confirmation of such a violation by the Compliance Committee could result in a monetary penalty and restriction of Golf Course privileges.

1. The consumption of alcohol is permissible in the Clubhouses and on the Golf Course. All such alcoholic beverages shall be purchased at the Pub or from mobile beverage outlets operated by the LMOA food service ABC license. Possession of alcohol in these areas not purchased from LMOA shall constitute a violation of LMOA rules.
2. No alcoholic beverages or containers shall be brought into the parking lot area.
3. Enforcement of these rules shall be the responsibility of the Golf Professional Staff and the food service Staff in coordination with LMOA Police.

- D. Other Common Areas (for example, lawns, beaches, playgrounds, etc.).
  - 1. LMOA does not have a license to serve alcoholic beverages in any area other than the Clubhouses, the Pool, or the Golf Course.
  - 2. Illegal drugs are not permitted in any common area of LMOA and, no alcoholic beverages are allowed in any area other than the Clubhouses, Pool, or Golf Course regardless of whether a public event or a private event is being held.

**VIII. ENFORCEMENT**

Enforcement of these Rules and Regulations of LMOA shall be the responsibility of the General Manager through the Chief of Police. Additional requirements may be imposed by Federal and State agencies, which may authorize their agents to enforce those requirements within the community.