

CHAPTER NINETEEN - Section 19.00

DEFINITIONS

Date: March 29, 2000
Amended: October 26, 2000
Amended: December 13, 2007
Amended: September 27, 2012
Amended: July 23, 2015

In order to fully understand many concepts in the policies of Chapter 19, definitions must be provided.

Access Device Any device issued by the Association, the sole function of which shall be to cause the opening of a barrier designed to prevent or limit access to certain locations of the Lake Monticello community or to any common areas(s) within the community. The form of the Access Device will be that which, from time to time, may be recommended by the Chief of Police/Security and approved by the Board of Directors.

Appropriate Identification Current LMOA Resident card or Dept. of Motor Vehicle Driver's License or vehicle registration; whichever fits the need.

Recreational Associate Member A non-voting class of membership comprised of entities who are not owners of residential building lots in Lake Monticello. They are usually amenity based such as, but not limited to, golf and social. Membership is by contract and a fee is charged. [Ref: PM 20.01]

Ashlawn Gate Point of entrance to LM from SR618, often referred to as the "Main Gate". It is a staffed gate. Prior to 2000, it was the only staffed gate.

Bona fide lessee A lessee of an Association property owner who actually occupies a residence in Lake Monticello on such a permanent basis as the Board of Directors may determine and who pays the required lessee fee as established by the Board of Directors. [Ref: Bylaw 3.03]

Business Permit A permit authorized by LMOA Board of Directors for commercial entities that will permit entry, for a fee, to the LMOA gated community by entrances other than staffed entrances. [Ref: PM 19.02]

Essential Services Those services considered as emergency services or as essential to the good of the community. [Ref: PM 19.03]

Fairway Gate Point of entrance to LM from SR600 at Lake Centre Plaza, the location of LM Fire and Rescue. It is often referred to as "Slice Gate". It is not a staffed gate.

Falcon Hills Gate Point of entrance to LM from SR53 at Food Lion Plaza and Jefferson Place. It is often referred to as "Turkeysag Gate" and "Food Lion Gate". It is a staffed gate.

Guest List A master guest list, kept by LMSD, which will permit relatives and frequent guests to access the LMOA community without being "called in" every time. It replaces the former "Guest Card".

Licensed Realtor A Real Estate Agent licensed by the Commonwealth of Virginia.

LMPD Lake Monticello Police Department.

LMSD Lake Monticello Security Department.

- Member in good standing** The member is current in payment of dues, assessments and charges and there are no determinations by the Compliance Committee of violations by the member of the Statements of Subdivision, Bylaws, rules, regulations or policies of the Association, which violations remain uncorrected.
- Personal Use** Use of a vehicle that satisfies the property owner's (tenant's) needs associated with his/her residence in Lake Monticello. The use assumes that the vehicle in question is domiciled at the property owner/ tenant Lake Monticello address.
- Possessed** For purposes of Chapter 19, a "possessed" vehicle is owned or leased by the applicant or the applicant's employer. *[Ref: PM 19.10]*
- Resident Guest** an individual, neither a property owner nor bona fide tenant, but resides with a property owner or bona fide tenant over a period of time in excess of six months.
- Resident Card** A card issued by LMOA, which identifies an individual as a bona fide resident of the community. Resident cards may be issued only to individuals who provide reasonable proof of residency as specified by the General Manager. *[Ref: PM 19.02]*
- Seasonal Resident Guest** An Individual, neither a property owner nor bona fide tenant, but resides with a property owner or bona fide tenant on a seasonal basis, but less than six months.
- Riverside Gate** Point of entrance to LM from SR600 opposite River Ridge Drive. It is not a staffed gate.
- Staffed Gate** A point of ingress/egress for the LMOA community which is either directly or remotely supervised by Lake Monticello Security. Visitors may be admitted at these gates. There are two staffed gates, Ashlawn and Falcon Hills, providing entry from SR618 and SR53.
- Tufton Gate** Point of entrance to LM from SR53, approximately 0.3 miles east of the intersection of SR53 and SR618. It is frequently referred to as "Monish Gate" and "53 Gate." It is not a staffed gate.