



Pine Harbour Property Owners' Association, Inc.
Common Area Rules
(revised June 9, 2021)

As stated in the by-laws of the Pine Harbour Property Owners Association (PHPOA), Article IV, Section 5,(E), the Board shall “adopt such rules and regulations relating to the use of Association property, and sanctions for non-compliance therewith, as it may deem reasonably necessary for the best interest of the Association and its members.” Accordingly, the Board of Directors of PHPOA has established and approved the following common area rule to aid the Common Area Committee and the Board of Directors in the performance of their duties:

- Our Covenants state "Roadways of Pine Harbour are restricted to state registered vehicles with licensed drivers" and in some states you can register an all-terrain vehicle. However, Virginia law does not allow this type of vehicle on roads - specifically "Operation of all-terrain vehicles on any public highway or other private property is prohibited by Virginia State Code 46.2-015.1 unless authorized by proper authorities, to the extent necessary to cross a public highway by the most direct route, or operated by law-enforcement officers, firefighters, or emergency medical services responding to emergencies." (The State's definition of an all-terrain vehicle, per VA Code 46.2-100, is a motor vehicle having three or more wheels that is powered by a motor and is manufactured primarily for off-highway use.) Therefore, effective immediately - whether registered, titled or not - no all-terrain vehicles are allowed on any of the Pine Harbour subdivision roads, pavilion area property, or the Pine Harbour right of way along the roads.
- Golf carts may only be driven by licensed drivers or by someone with a learner's or instructional permit as long as a licensed driver is present in the front seat.
- In accordance with the By-Laws of the PHPOA, the Board may suspend the privileges of any owner to use the common areas during any continuing violation of the Declaration (our Covenants). As a result when the Environmental Control Committee establishes that an owner is not compliant with our rules and regulations, as long as the non-compliance remains in effect, the owner (and family and friends) will be limited to direct travel from the gate to their residence and are not allowed to use the boat ramp, pavilion area, any boat slips, or travel anywhere else on Pine Harbour roads whether in a vehicle, on a golf cart, bicycle, or on foot.