



**Pine Harbour
Property Owners' Association**
1 Pine Harbour Drive
Mineral, VA 23117

PHPOA GUIDELINES FOR RENTERS

(Adopted by the PHPOA Board of Directors, 9/23/2016, Rev. 6/9/21)

The Pine Harbour Property Owners Association (PHPOA) welcomes you and hopes you have a pleasant and safe stay in our community. While you are here, you are subject to the same rules and state and local laws as the owner of the property you are using. These guidelines will help you and all residents of Pine Harbour enjoy your time with us.

1. Pavilion/Boat Ramp/Common Area

If you choose to use this area during your stay, please be aware of the following:

* The boat slips (reserved and temporary) are for use only by the lot owners in Pine Harbour. Please do not dock a boat there - if one is identified that does not belong, it may be towed or removed by the Association at the owner's expense. You may use the boat ramp to launch a boat - but please follow the signs directing you where to launch it and where not to drive with your trailer. Do not leave the pavement and drive behind the pavilion or the lower loop to launch your boat. There is no parking allowed along the entry to the boat ramp - your vehicle and boat trailer must be parked in the upper field next to the gazebo.

*Please observe all parking signs and the designated handicapped parking area.

*Picnic tables are available for use, and you are responsible for leaving the table and surrounding area trash-free. All trash, debris and litter must be taken with you.

*Children must be under adult supervision at all times. Swimming is not allowed from the boat slips or in the boat launch area.

*Fishing is allowed but must not interfere with or obstruct boaters from use of the slips. Cleaning of fish is not allowed in either the boat slip or picnic areas.

*This entire area is closed to activity from sunset to sunrise except for launching or loading/unloading or docking boats. Overnight camping is not allowed in the picnic or parking areas. Reasonable boating courtesy, particularly minimizing noise between sunset and sunrise, should be observed to protect the privacy, peace and quiet of the surrounding neighbors.

2. Vehicle Operation

*The speed limit on all Pine Harbour roads is 15 MPH. Since we have no sidewalks, residents - including children - walk, jog, and ride bicycles along our roads at all hours, so please go slow. Also, motorcycles are limited to traveling from the gate directly to your residence, and again please keep your speed down. The roadways are restricted to state registered vehicles with licensed drivers, and even if registered in another state other than VA, all-terrain vehicles are not allowed on any of our roads, the 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.

*Please do not park on any road in Pine Harbour. The owner of the house you are renting was required to construct and maintain suitable and adequate parking on his/her property and there should be more than enough room for you there.

3. Noise and Dogs

*Please respect the fact that Pine Harbour was created as a quiet, residential community. In addition, Louisa County bans "loud, disturbing and unnecessary noises" from such devices as radios/stereos, televisions, musical instruments, fireworks, etc. "operated in such a manner to permit sound to be heard across the property boundary or in such a manner to be plainly audible at a distance 50 feet from its source" and considers it unlawful if it disrupts or annoys the quiet and comfort of others. We ask that you please avoid making any noise that will disturb your neighbors prior to 8 a.m. and after 10 p.m.

*Dogs... we have a lot of them in here and they have to follow the rules too! Our Protective Covenants and Restrictions do not permit them to run free. If you take your dog off the property you are renting, they must be on a leash. If they are outside barking and won't stop...bring them in. And please remember to clean up after them.

4. Miscellaneous

*Garbage must be kept in metal or plastic containers and so placed or screened as not to be visible from the road, except during periods of collection. Do NOT leave trash bags out by the road - the person you have rented from should have a trash collection system in place and you need to follow it.

*No rifles, shotguns, handguns, or other firearms of any type are permitted for use anywhere in Pine Harbour.

*No open fires are permitted on any part of any lot, except in outdoor fireplaces equipped with fire screens.

Thanks for abiding by these rules and enjoy your time at Lake Anna!

Pine Harbour Guidelines for Renters:

I have read and understand the PHPOA Guidelines for Renters:

Street Address of Rental Property: _____

Printed Name of Tenant: _____

Email Address of Tenant: _____

Signature _____ Date: _____

ONLY THIS PAGE NEEDS TO BE RETURNED