

Greene Acres Property Owners Association

Rules and Regulations

As of February 2018

The governing documents of the Greene Acres Property Owners Association (GAPOA) grant the Board of Trustees the power to adopt, amend and repeal these Rules and Regulations restricting and regulating the use and enjoyment of the property. All property owners within the Association agree to adhere to these Rules and Regulations. Violations of Rules and Regulations are subject to the same enforcement policies as violation of Protective Covenants.

Please refer to Greene Acres Protective Covenants for further restrictions regarding property use, particularly building requirements.

General Information Concerning Greene Acres

Greene Acres is located about two miles from the Greene County seat of Stanardsville, Virginia. Greene Acres subdivision consists of approximately 343 lots.

The highest lot in Greene Acres is 1,350 feet above mean sea level. The lowest lot in Greene Acres is 700 feet above mean sea level.

The beautiful Greene Acres Lake covers approximately 27 acres. The lake's deepest point is about 34 feet at normal lake level.

Greene Acres roads are private and for the use of property owners, renters, and their guests only. They are maintained solely by the association and the majority of annual property assessments are spent on maintaining the roads. There are seven miles of roads in the sub-division.

The General per lot assessment is \$185 per lot due by March 15th of each year. A late fee of \$35 dollars will be assessed for payments received sixty (60) days after the due date, and liens will be filed on any property for which assessments and late fees are not paid. Members of Greene Acres who have not paid their assessments will not be allowed access to any common property, nor will their renters or guests, even if they are the guest of an owner in good standing.

Rules and Regulations: General

GAPOA rules and regulations apply to all property owners, renters, guests, and anyone within the confines of Greene Acres.

Property owners and renters are responsible for their guests and the guests of their family members. They will be responsible for the charges and/or penalties that may be imposed upon them for their conduct and that of their guests.

GAPOA noise restrictions adhere to Greene County ordinances, which may be accessed on the Greene County website: Greene County code of ordinances, July 29, 2016 (current), Chapter 38.33-37, Environmental, Article II, Noise.

Littering is prohibited in the community.

Hunting and discharging of firearms in Greene Acres is prohibited. Reckless discharge of firearms will be reported to the Sheriff's office.

It shall be the responsibility of each property owner to prevent the development of any unclean, unsightly or unkempt conditions of building or grounds on his/her lot(s) which shall tend to decrease the safety, health, and/or value of surrounding properties of the neighborhood as a whole or in specific areas. No building material shall be stored on a lot, except during construction of a building, unless stored out of view from the roads, lake, or other properties.

No inoperative or junk vehicles shall be permitted to be parked on any GAPOA road or right-of-way, or on any lot in such a manner as to be visible from any neighboring lots or the users of any road. Any inoperative vehicle or parts must be removed or remedied within ten (10) days of a warning. Violators may be assessed a fee.

Members, renters, residents or guests of Greene Acres must abide by county and state burning laws. Fires from yard cleanup and/or fire pits must be attended at all times.

Culverts under private driveways within GAPOA rights-of-way must be kept clear of debris and in good repair by owners of the driveways. This is a property owner responsibility. If the property owner fails to maintain the culvert properly, necessitating such maintenance by the association, the cost of the maintenance plus a fee will be assessed to the property

owner. Culvert design and location will be approved by the Environmental Committee upon submission of the building plan.

Roads and Roadways

Virginia traffic laws apply to Greene Acres roads. Obey all road signs and the posted speed limit.

Be attentive to pedestrians at all times. It is imperative that all vehicle operators show proper courtesy along our roadways.

Parking is prohibited on all GAPOA roads and rights-of-way, except for construction vehicles actively engaged in work projects. Temporary parking at private residences for social gatherings are an exception as long as vehicles are parked along the edge of the road so as to not impede the flow of traffic.

All vehicles using GAPOA roads must have proper and current County and State licenses and registrations. Unlicensed motorized vehicles will not be allowed on any roads in Greene Acres at any time. Exceptions are farm tractors, maintenance vehicles, and electric golf carts operated by licensed drivers.

Before digging, grading, or otherwise altering common property, residents must contact the Board to coordinate with the on-going projects.

Animals

The Board of Trustees, the Covenants, and the Bylaws do not restrict property owners or renters from owning or keeping pets, unless such animals cause undue and disturbing noise, odors, pollutants or other nuisances.

In Greene Acres all dogs should be confined at all times to their owner's property or on a leash. Any dog running at large and/or creating a nuisance may be reported to the County Animal Control.

If you have more than seven (7) dogs, it is a Greene County Ordinance that you must have a kennel license.

Beach and Lake

Access to the beach, lake and all common property is restricted to owners, renters and guests only. Guests must be accompanied by a member in good standing. Any exceptions must be approved by the Property Manager or a Board Member.

Resident passes for admittance through the security gate to the lake and beach area are reactivated each spring by the board after assessments are paid. Two electronic gate passes are issued per joint ownership of one or more lots. Replacement gate passes are \$50 each. Each resident will be issued four hang tag parking passes. Parking passes should be displayed in order to park in the recreational area parking lot. Access cards are the property of GAPOA and are non-transferrable. Any vehicle not displaying a parking pass will be towed at the owner's expense.

A State of Virginia fishing license is required to fish in our lake. All fishing must be outside of the area marked for swimming.

Jumping or diving from the fishing pier is prohibited. Greene Acres Property Owners Association is not responsible for any injury occurring from the violation of this rule.

The Pavilion may be reserved for special functions by property owners at no cost by calling the Chairman of the Membership & Nominating Committee. Reservations are by first come, first served basis. Renters wishing to reserve the pavilion must have their owner reserve the pavilion for them through the Membership & Nominating Committee Chairman. Those who reserve the pavilion are responsible for cleaning up the pavilion and surrounding grounds after use and hauling away the trash from their event. The pavilion may be reserved in four (4) hour blocks of time for special events. Tables that are not under the pavilion are not available for reservations. No reservations will be approved on holiday weekends, including State and Federal holidays. Special events will be limited to twenty-five (25) vehicles for which special parking passes must be obtained.

No glass containers are allowed on the common property. Common area rules are being strictly enforced. Violations will result in a one (1) year suspension of use of the common area.

A Board member must be notified with the names of any expected guests

at the lake if the property owner cannot be present with their guest(s).

Teenagers are not allowed more than three (3) guests at a time at the lake without proper adult supervision. The property owner will be held responsible for all guests.

Conduct prejudicial to the safety and enjoyment of others will not be tolerated. Behavior deemed by the board as offensive to children and/or families will not be allowed. Violators will lose their right to use the entire association common recreational area which includes the beach, the resident swimming area adjoining the common recreational area, the pier, and any floating docks or rafts in the lake owned by GAPOA. Offensive behavior is defined as any of the following: physically threatening or aggressive, excessively noisy, violent, drunken, lewd, lascivious, bullying, destructive and foul-mouthed. Violators who have lost their right to use the recreational areas must make an appeal to the Board of Trustees in order to be considered for reinstatement of their rights.

Open fires, charcoal fires, or gas grills will not be permitted on the beach. Charcoal fires shall be built in grills only. All fires must be attended at all times.

Camp fires must be approved by the Property Manager. The fire must be completely out before leaving.

Boats will not be grounded or parked at the beach. Boats and docks should be properly and safely secured at all times when not in use.

Gasoline engines or motors are not allowed to be used on the lake at any time.

Floating rafts or boats of any kind shall not remain on the lake unsecured to private dock or private shoreline when unoccupied by the owner or owner's agent. When not in use by the owner or owner's agent, such watercraft must be secured to a private dock or land. Such watercraft may not be anchored offshore when unoccupied or unattended by the owner or the owner's agent. The only exception will be the raft(s) owned and maintained by the Association.

Swim rafts on the lake are limited in size to 12'x12' and may not exceed 2' in height above the waterline at the highest point. Swim rafts must be securely anchored within 25 feet of the owner's shoreline. Owners

without shore front property are not allowed to have swim rafts. Piers or docks may not exceed more than 25' in length from the shore, 200 square feet surface area, and 2' in height above the waterline to the main platform and may not exceed six (6) feet above the waterline overall if a bench or other built-in seating is attached. The official GAPOA pier for access to the lake drain valve is exempted from this rule. Existing rafts/piers will be grandfathered under this rule.

Any structure in the lake including boat landings, docks, swim rafts, piers and other similar flotation devices whether tethered or anchored requires Board approval before construction or placement in the lake. Approval by the Environmental Committee Chair will be required.

All boat landings, swim rafts, piers and other similar flotation devices must remain in good repair and not become unsightly, unstable, or unsafe. The Environmental Committee shall have the authority and responsibility to notify any owner whose swim platform, pier, or shoreline becomes unsightly. In the event that the owner does not rectify a violation in a timely manner, GAPOA will have the right to remove and dispose of any non-compliant structure in the lake, including rafts, piers, docks, and similar structures at the owner's expense.

Boats at the beach area must be placed on the provided boat rack when not in use. Boats left on the beach, dam, or abandoned in the lake, may be removed at the discretion of the Membership & Nominating Committee Chair or the Property Manager.

As of January 1, 2014, there will be an annual \$25 fee to leave a boat on the racks. As of March 31, 2014, any boat remaining on the rack for which a rental fee has not been paid, will be removed.

Camping will be permitted by residents upon registering and obtaining a permit from the Property Manager or Membership & Nominating Committee Chair. The beach and bathhouse will be closed from 10 pm to 6:30 am. Campers must get permits to remain at the recreation area after 10 pm. Anyone fishing at closing time or wishing to fish earlier in the morning or later at night should please advise the Chair of the Membership & Nominating Committee or the Property Manager.

Use the trash receptacles provided on the beach. Littering is prohibited.

The showers in the bathhouse are for the use of GAPOA residents,

renters and guests only.

Motorized vehicles are not allowed to travel on the grassy area of the recreation area and especially not across the dam. The only exception to this rule is for maintenance purposes. All vehicles must remain in the gravel parking area. Parking in the grassy area for special occasions may be permitted with permission of the Chairman of the Membership & Nominating Committee or Property Manager.

Unleashed dogs are not allowed on the beach.

No dogs are allowed in the swimming area at the lake. (Dogs must swim in designated areas, not sanded areas near children.)

Construction

All site clearing/development and building plans for homes, cabins, sheds, garages, additions, etc., **must** be submitted to the Environmental Control Committee (ECC) for approval prior to starting construction. Environmental regulations can be provided by the ECC.

There is a \$1.00/sq.ft. fee on each new residence and a \$.50/sq.ft. fee for any renovation(s) that require compliance with a Greene County construction permit, receivable prior to any clearing of land and the approval of building plans, and shall require that a surety bond be posted. (The renovation(s) fee will be based upon the square footage stated on the Greene County Construction Permit.) Construction must commence within 18 months of paying the fee. Thereafter the property owner must apply for an extension of their permit and pay any increase in the fee that may have been enacted. This is payable to GAPOA prior to having plans considered, and should be given to the Chairman of the Environmental Control Committee, or sent to 435 Greene Acres Rd. N., Stanardsville, VA 22973. The Environmental Control Committee shall keep a record of the approval or disapproval of all property owners plans.

\$250 of the current building fee must be paid before ground is cleared or broken for construction of the driveway. The site plan for clearing and driveway construction must be approved by the Environmental Committee before clearing begins. A Department of Erosion Control (DEC) permit must be obtained from the Greene County Department of Erosion Control before clearing of lots begins. Site plans must include driveway design and an explanation of how drainage will be

appropriately routed and managed at the end of sloping driveways. The balance of the building fee must be paid upon approval of the building plans by the Environmental Committee.

The minimum square footage of new home construction is 1000 square feet. Refer to the Protective Covenants for further information on the requirements/restrictions for obtaining approval of site plans and building plans before lots are cleared.

The property owner has the right to request an appeal of a negative decision rendered by the Committee. The appeal should be made to the Board of Trustees in writing, and received within thirty (30) days of the ECC denial.

The Committee reserves the right (but not the obligation) to, from time to time; inspect the building construction as it proceeds to assure itself that the building is being constructed according to the plans approved by the Committee.

Rental Property

No owner shall rent a dwelling or lot unless that owner has owned that dwelling or lot for at least two (2) years. The Association has the authority to levy a fee on the owner of each rental property. Any property that becomes a new rental after January 1, 2014, must be to the same tenant for not less than thirty (30) consecutive days.

Owners who maintain a rental property will be assessed a rental assessment equal to one annual assessment fee for each rental property. The Association shall have the same rights for collection of rental assessments as it has for annual assessments.

Renters do not have voting privileges but are welcome to attend all meetings. Renters wishing to reserve the pavilion must have their owner reserve the pavilion for them through the Membership and Nominating Committee Chairman.

Landlords must supply renters with copies of the GAPOA Rules and Regulations. Landlords must provide the GAPOA Board with names and contact information of all tenants. The GAPOA Board must be informed if the tenants have use of their parking passes, gate access cards, and use of the pavilion as outlined in the beach area regulations.

Enforcement and Penalties of the GAPOA Rules and Regulations

The Environmental Control Committee and the Property Manager will enforce the Rules & Regulations from the Board of Trustees, the Covenants, and the Bylaws. They must also keep the Board of Trustees informed of any and all actions.

Anyone in violation of any of the Rules & Regulations will be so informed by a letter from the Chairman of the appropriate committee. The Board of Trustees may assess a member a charge not exceeding \$50.00 for a violation of any of the above rules and regulations for a single offense, or not exceeding \$10.00 per day for any violation of a continuing nature.

These charges shall be treated as an assessment against the member's lot under Section 55-515, Code of Virginia, (1950), as amended. These charges shall be assessed against a member for any violation of the foregoing rules and regulations by the member, his immediate family, tenants, guests, or other invitees for whom he is responsible.

Before any such charges are assessed, the member shall be given the opportunity for a hearing and to be represented by counsel of his/her choosing before the Board of Trustees.

Notice of a hearing shall be hand-delivered or mailed by registered or certified mail, return receipt requested, to the member at the address of record with the association at least 14 days prior to the hearing.

Any person in violation may be subject to charges to reimburse GAPOA for any costs incurred in correcting said violation. Violators will be denied use of the Common Properties (beach, lake, bathhouse, etc.) until such dues, fees, or penalties have been paid. Attempted use of the Common Properties during this time period shall be deemed a trespass, and the violator shall be subject to prosecution under the laws of the State of Virginia.

Information Concerning the Association

Every lot owner is a member of the Greene Acres Property Owners Association. Any property owner has a voting privilege conditional upon payment of the lot assessments. Each lot represents one vote.

There is an Annual Membership Meeting held in September of each year to elect members to the Board of Trustees, and to transact business of the Association. There is a picnic following the meeting.

The Board of Trustees of the Association consists of nine (9) members, each serving a term of three (3) years. Three members are elected each year. The Board has the powers and the duties necessary for the administration of the affairs of Greene Acres.

Any member in good standing who would like to run for a Board position should turn his or her name in to any Board member before the September meeting so as to be included on the ballot which is mailed to all members at their address of record with the Association prior to the Annual Meeting in September.

The Board usually holds meetings four (4) times each year. The Board may also hold other meetings if they deem it necessary. Any property owner in good standing is welcome to attend and participate in the Board Meetings.

GAPOA disclosure documents, by-laws, rules and regulations, etc. may be found on the GAPOA website at www.gapoa.org.