



# TWIN LAKES

## RUCKERSVILLE · VIRGINIA

### **Twin Lakes Owners' Association Rules & Regulations**

Last Updated: May 14th, 2026

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## **Twin Lakes Owners' Association Community Rules and Regulations**

(Last updated: 4/17/2023)

### 1. FINES

As of August 2017, all rules and regulations listed under this committee shall carry a fine when violated, as defined by the nature of the violation.

### 2. UNKEMPT AND UNSIGHTLY AREAS

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 such lot, which shall tend to decrease the beauty of the neighborhood as a whole or in a specific area.

No building material shall be stored on any lot except temporarily during continuous construction of a building unless stored out of view.

Broken-down and unregistered vehicles will not be permitted on any lot unless the vehicle(s) undergo progressive repairs. Grass around vehicles in repair must be kept trimmed.

Vehicles without license plates or current registration parked on the road or in cul-de-sacs can be towed by the Board of Directors at the owner's expense.

Disturbed areas lacking vegetation to secure the soil must be addressed by installing silt-fencing downslope of the barren area until proper vegetation has rooted to secure the soil. Sedimentation of our waterways and lakes is the biggest issue they face, and property owners should exercise all reasonable efforts to minimize runoff from lots.

Brush and shrubs shall be trimmed back and maintained so they are at least 6 feet from the road's edge.

Incomplete or derelict structures on homeowners' properties are strictly prohibited.

No building shall be covered with moss or algae such that the growth is clearly noticeable from the road.

### 3. MAILBOXES

Mailboxes shall be placed on lots in a manner and at a location that would not require mail carrier vehicles to leave the roads to place mail into the mailbox, and shall comply with all U.S. Postal Service codes and specifications.

### 4. SPEEDING

Homeowners and guests are required to observe the 25 mph speed limit.

### 5. SIGNS AND SOLICITATIONS

No signs, excluding "For Sale" and "For Rent" signs, shall be erected or maintained on any lot except with the written permission of the Committee or except as may be required by legal proceedings. If such permission is granted, the Committee reserves the right to restrict the size, color, and content of such signs. Property identification and like signs exceeding a combined total of more than two (2) square feet may not be erected without the written permission of the Committee.

Political campaign lawn signs shall be allowed, providing that they meet the following criteria:

- No larger than 18" x 24".
- Not displayed more than 30 (thirty) days prior to a federal, state, or local public election polling day in which Greene County participates.
- Only displayed up to 1 (one) week following the day that polls are open.
- Pertaining exclusively to the current election campaigns.

Homemade signs such as "Lost Dog" or "Garage Sale" are not permitted to be posted on Twin Lakes Road Signs. Such signs are, however, permitted to be displayed on posts or supports designed for that purpose and must be removed after two weeks.

Twin Lakes is a private community and does not permit solicitations from outside vendors or property owners.

Defacing Twin Lakes' road signs, such as but not limited to graffiti, is strictly prohibited.

### 6. OFF-STREET PARKING

Parking is not permitted on the subdivision's streets except in specified areas designed for that purpose. All vehicles belonging to or used by property owners or their tenants shall be parked on the lot or other off-street areas. Each property owner shall provide space for parking off the street prior to occupancy of any dwelling constructed on said lot.

## 7. CAMPERS, CAMPING TRAILERS, MOBILE HOMES, BOATS, BOAT TRAILERS, AND OFF-ROAD VEHICLES

No camping trailer, mobile home, double-wide mobile home, contained recreational vehicles, tent, barn, or other similar temporary living or camping quarters or out-building or structure shall be placed on any unimproved lot at any time, except that mobile campers and tents which do not remain on any lot more than thirty (30) days, this exception can only be considered during the construction, planning and/or investigation of future construction.

Off-Road Vehicles, including but not limited to ATVs (all-terrain vehicles), motocross bikes, dirt bikes, go-carts, and scooters, are strictly prohibited from Lots and Common Areas.

RV vehicles and campers owned by a resident's guest are permitted to park on a resident's lot for a period not exceeding 14 (fourteen) consecutive days with prior approval from the Board. RVs owned by homeowners need to be registered and in slightly order or covered.

## 8. RUBBISH RECEPTACLES AND COLLECTION

Except on the day of collection, outdoor receptacles for ashes, trash, rubbish, or garbage must remain at least 50 feet from the road and/or be screened or obscured from view along the roadside.

Trash receptacles may be placed at the edge of the road after 4:00 pm the day before trash pick-up day and must be removed by 7:00 pm on trash pick-up day.

Burning trash with or without burn barrels is strictly prohibited.

By resolution, the Board of Directors may designate an exclusive provider for curbside trash and recycling collection services ("Provider") to do business in Twin Lakes with the Association and its members. The Board's selection of such Provider shall be made by resolution adopted at any regular or special meeting of the Board of Directors. The Association may solicit bids by direct contact (mail, email, telephone, etc.) or advertisement in the Greene County Record or other local publication chosen by the Board. Companies interested in being considered shall submit written bids to the Association's President or Board of Directors by the deadline for bids set by the Board. The Board may, by resolution, authorize the Association's President, on behalf of the Association, to enter a contract with the Provider for a term not exceeding five (5) years. At least three (3) months prior to the expiration of the term of any such contract, the Association will again solicit bids as provided above to allow interested companies an opportunity to submit bids for the next contract period.

At their own expense, Lot owners shall either (a) use the services of the Provider selected by the Board or (b) dispose of their household waste at the County landfill. Any lot owner who receives trash and recycling collection services from anyone other than the Provider selected by the Board shall inform their existing service provider to end all service immediately. Once the Board has selected a Provider, lot owners shall not be entitled to use the services of any other provider of trash and recycling collection services. No lot owner is obligated to participate in trash and recycling collection services offered by Provider.

## 9. CUTTING OF TREES

Lot owners are strongly encouraged to keep at least two trees (with a minimum of 4' in height) and four shrubs (with a minimum of 2' in height) and to minimize the cutting of trees on their property to preserve the natural beauty of our community.

## 10. PROPERTY MAINTENANCE

Homeowners are responsible for properly maintaining driveways so that no gravel or other debris is washed onto the main road. In the event of heavy storms and washouts, homeowners have 48 hours to remove gravel and/or debris from the roads.

Dumping of trash, leaves, or other debris is prohibited on private lots, empty lots, and common areas.

Homeowners are responsible for keeping their property's culvert pipes and drainage ditches in good shape to allow proper water flow, prevent road damage, and ensure safe driving conditions. Culvert pipes must remain clear and have established inlets and outlets. Drainage ditches must be kept generally clear and well-defined. The Association may require establishing drainage ditches and installing or replacing culvert pipes in cases where significant and repetitive damage or hazardous conditions exist.

Residences and outbuildings must be maintained on a regular basis to prevent deterioration of the structures.

Private basketball hoops and other recreational equipment must be set back from the road to a minimum of six (6) feet, except for cul-de-sacs, where they are permitted along the side of the road, providing that they do not impede traffic flow or driveway access.

No owner may extend their property by mowing or any other means of clearing onto an adjacent property or common areas.

Owners are responsible for removing grass clippings from the road after lawn mowing.

Trees that have started to lean over roads must be safely removed within thirty (30) days.

Owners are required to keep any active stream beds on their lot clear of clogs and debris so as not to impact Twin Lakes' common property or any private property downstream or upstream. No actions can be taken to block or divert a stream bed in any way purposefully.

## 11. DESTRUCTION OF PROPERTY BY CALAMITY

Any dwelling or accessory building on any lot which may be destroyed in whole or in part by fire, windstorm, or for any other cause or act of God must be rebuilt or all debris removed and the lot restored to a sightly, clean condition in compliance with this regulation with reasonable promptness; provided, however, that in no event shall such debris remain longer than six (6) months. If not removed within six (6) months by the owner, it may be removed by the Association at the owner's expense, subject to the Notice of Violation and Hearings provision, Section 4, D. of Bylaws, and the costs for which shall be deemed an assessment obligation and continuing lien on the lot and personal obligation of the Owner.

## 12. NUISANCE

No Lot Owner shall conduct, cause, or permit to be conducted any noxious or offensive trade or activity or activity constituting a nuisance on their lot or on, over, or across any portion of the common areas. Such nuisance shall include excessive noise or odors created by or as a result of the owners or other occupants, or their guests, including but not limited to music, machinery, vehicles, animals, or any other apparatus under the control of the owner, occupant, or guest(s) as may be further defined in the Rules and Regulations. Any dispute concerning whether an existing or proposed trade or activity violates this provision shall be resolved by the Board, whose decision shall be final and binding upon the Association and all owners.

The discharging of firearms is strictly prohibited.

## 13. NUISANCE ANIMALS

All Federal, State, and County regulations and laws pertaining to the prohibitions of domestic animals and the control of livestock will apply within the Twin Lakes Subdivision. The laws and regulations referred to above will be enforced, along with the additional prohibitions listed below, by the Board of Directors and any and all County, State, and Federal agencies applicable.

**\*\*\*DOGS\*\*\* (NO STRAY DOGS ARE PERMITTED IN TWIN LAKES)**

Greene County Law supersedes Twin Lakes rules, and according to the Code of Ordinances:

**Sec. 14-61. - Running at large.**

(a) It shall be unlawful for the owner of any dog to allow such dog to run at large, at any time, within the county, even though the dog is both lawfully licensed and vaccinated.

(b) For the purposes of this division, a dog shall be deemed to run at large while roaming, running, or self-hunting off the property of its owner or custodian and not under the owner's or custodian's immediate control. However, a dog shall not be considered at large if, during the hunting season, it is on a bona fide hunt in the company of a licensed hunter or during field trials or training periods when accompanied by its owner.

(c) Any person who permits his dog or a dog under his control to run at large shall be deemed to have violated the provisions of this section.

(d) Any person violating this section shall be subject to a civil penalty in an amount of \$100.00 per dog. Any civil penalty collected pursuant to this ordinance [from which this section derives] shall be deposited by the treasurer pursuant to the provisions of Code of Virginia, § 3.2-6534.

**Sec. 14-86. – License Required.**

It shall be unlawful for any person to own a dog age four months or over unless such dog is licensed as required by the provisions of the Code of Virginia and this division.

\*Please report dog violations to the Greene County Sheriff's office immediately, and then follow up with property management so that we may add our own fines for violations.

Public Nuisance Animal: Shall mean any animal or animals that unreasonably annoy(s) humans, endanger(s) the life or health of other animals or humans, or substantially interfere(s) with the rights of citizens other than their owners to the enjoyment of life or property. The term "public nuisance animal" shall mean and include, but is not limited to, any animal that:

- A) is repeatedly found at large
- B) damages the property of anyone other than its owner
- C) chases vehicles
- D) excessively makes disturbing noises, including, but not limited to, continued and repeated howling, barking, whining, or other utterances causing unreasonable annoyance, disturbance, or discomfort to neighbors or others in close proximity to the premises where the animal is kept or harbored;
- E) causes fouling of the air by odor and thereby creates unreasonable annoyance or discomfort to neighbors or others in close proximity to the premises where the animal is kept or harbored;
- F) causes unsanitary conditions in enclosures or surroundings where the animal is kept or harbored, or attacks other domestic animals.

Owners are allowed to keep six (6) chickens, but NO ROOSTERS. No other farm animals are permitted, including but not limited to sheep, horses, pigs, and goats.

**14. HOME-BASED BUSINESS**

No home-based businesses, including daycare operations, shall be permitted in the Twin Lakes community except as approved in writing by the Board of Directors. No approval shall be required if the business is of a nature that is not detectible by sight, smell, and/or sound from the exterior of the dwelling, and so long as the business does not result in any vehicular traffic or visitations to the Lot.

**15. ASSESSMENT PAYMENT SCHEDULE**

Each Member shall pay a quarterly assessment, the amount of which will be set by the Board of Directors, that will be due on the first day of each quarter of the year. The assessment for each Member will be determined according to the number of lots owned.

\*Members can pay any assessment ahead of time (for example, for the entire year at once).

Once an assessment payment is 30 days past due, a late fee not to exceed 7.5% shall be added to the account, and again for each quarter that it remains unpaid. At the Board's discretion, a lien may be placed on all lots for which the Member account is delinquent after a period of time to be set by the Board. Subsequent and further legal actions, such as a warrant-in-debt, income garnishing, and foreclosure, may also be employed by the Board if deemed necessary and prudent after a further period of time sufficient to allow the Member a reasonable opportunity to bring their account current.

## 16. PRIVACY

Association members will always respect the privacy of other residents. While observing your community and neighbors is natural- especially in a high-density neighborhood such as Twin Lakes- surveillance is not. Use of optical/digital/audio technology of any kind to surveil and/or record activity on properties other than your own without the permission of the owner is prohibited. This includes but is not limited to telescopes, binoculars, scopes, thermal imaging devices, cameras, video recorders of any kind (including smart devices), microphones, and any and all use of drones (whether equipped with surveillance technology or not), even in common areas (unless Board permission has been granted, for special events, etc.).

The only exceptions to this rule that the Board will consider (at its discretion) are photographs/recordings made to provide evidence of the commission of crimes or association rule & bylaw violations.

Any lighting installed on a property (including watch lights, yard lights, flood lights, etc.) and any light emanating from the headlights or other spotlights of parked vehicles must be directed onto the owner's property only. Omni-directional pole lights that illuminate further than the owner's property line are prohibited. Shining light onto another's property without their permission is prohibited.

### USE OF COMMON LOTS

The common lots are for the use of Twin Lakes residents, guests, or other authorized persons only. Non-authorized persons will be charged with trespassing unless accompanied by an Association member.

## 17. NON-CONFORMING USE, VIOLATIONS, AND APPEALS

### a) Pre-Existing Structure

Any pre-existing structure built prior to January 1990 that does not conform to these Rules and Regulations may be continued as a non-conforming structure until the owner desires to improve, replace, change, and/or make modifications to the structure. At this time, the improvements, replacements, changes, and/or modifications must conform to the Rules and Regulations contained herein.

### b) Violations

Violation of or failure to comply with any of these Rules and Regulations by any member, or their family members, tenants, guests, or other invitees, may result in legal action taken against such member by the Board of Directors on behalf of the Twin Lakes Owners' Association. These Rules and Regulations may be enforced by any method normally available to the owner of private property in Virginia, including, but not limited to, application for injunctive relief or damages, during which the court may award to the Association court costs and reasonable attorney's fees as provided in Va. Code Section 55-513, as amended.

### c) Sanctions for Violations

In the event that any member, or their family members, tenants, guests, or other invitees, shall violate or fail to comply with these Rules and Regulations, such member shall be liable for the following described charges and subject to the following described suspension of such member's right to use facilities provided that such member shall have been sent prior written notification of the violation as provided in paragraph D below. The amount of any charges so assessed shall not be limited to the expense or damage to the Association caused by the violation but shall not exceed

\$50.00 for a single offense or \$10.00 per day for any offense of a continuing nature and shall be treated as an assessment against the member's lot for the purposes of Va. Code Section 55-516, as amended. However, the total charge for any offense of a continuing nature shall not be assessed for a period exceeding ninety (90) days. If a lawsuit is filed challenging any such charges, no additional charges shall accrue after the date of such filing. If the court rules in favor of the Association, it shall be entitled to collect such charges from the date the action was filed, as well as all other charges assessed pursuant to these Rules and Regulations against the lot owner prior to the action.

A member's right to use facilities or services, including utility services, provided directly through the Association, shall be suspended if such member has failed to pay any assessments and such assessments are more than sixty (60) days past due.

However, a member's access to their lot through the common areas shall not be precluded, and such suspension shall not endanger the health, safety, or property of any lot owner, tenant, or occupant.

d) Notice of Violation and Hearing

The Association, or its agent, employee, or attorney, shall deliver written notice of a member's violation by mail (and email if possible) to the member at the member's lot address or the member's last known address on file with the Association. Notices will be sent out at a time interval based on the severity of the violation and include instructions on how to resolve the issue. The member is permitted to request a hearing, at which time the member has the opportunity to be heard and represented by counsel before the Board of Directors prior to the imposition of any charges or punitive actions. Hearings are carried out at the end of each monthly Board meeting and must be requested in advance at least fourteen (14) days prior to the meeting. Written notice of the hearing result shall be mailed within three (3) days of the hearing to the member at the lot address or the member's last known address on file with the Association.

e) Appeals

The property owner has the right to appeal decisions rendered by the Board pertaining to rule violations. Appeals must be made directly to the DPOR (Virginia Department of Professional and Occupational Regulation) within thirty (30) days from the date of the disapproval notice. The DPOR will attempt to handle the request and work with the Board and member to seek a resolution.

f) Invalidation

The invalidation by judgment or court order of any one or more of the Rules and Regulations contained herein shall in no way affect the validity and enforceability of the remaining provisions hereof.



## **Twin Lakes Owners' Association Architectural Rules and Regulations**

(Last updated: 5/14/2026)

### 1. FINES

As of August 2017, all rules and regulations listed under this committee shall carry a fine when violated, as defined by the nature of the violation.

### 2. BUILDING REQUIREMENTS FOR ALL LOTS AND NEW CONSTRUCTION

In the event construction is not started within six (6) months following approval of plans and specifications, such approval shall become null and void thereafter. If construction cannot be started within six (6) months, a request for an extension of time shall be submitted to the Committee for consideration.

The exterior of all buildings or other structures must be completed within six (6) months after construction has started, except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergencies, or natural calamities. If not so completed, the unfinished structure or any uncompleted portion of a structure may be deemed a nuisance and forthwith may be removed by the Association at the cost of the owner, and the exterior completed at the owner's expense.

No grading, excavation, clearing, fence, wall, building, or other structure or improvement and/or alteration to an existing structure shall be started, erected, or maintained, temporarily or permanently, without the prior written approval of the Committee. In effect, the natural environment of any lot may not be disturbed in any manner until plans for its use have been reviewed and approved by the Committee.

All designs must be approved by the Committee. All homes must have a minimum 4/12 pitch roof design, more than four sides, and/or more than one roofline, and an overhang at the gable ends unless specifically approved by the Committee.

Changes in grade or drainage patterns must not adversely affect adjacent properties.

New home construction is prohibited in floodplains.

If a new construction has a basement, the basement shall not exceed four feet above the natural lay of the land.

If an undeveloped lot contains a creek or other natural drainage of surface water, these creek beds or natural water channels may not be altered in any way.

All debris and brush from new construction must be hauled away. Burning of brush and debris is strictly prohibited.

New home construction should minimize any tree removal.

All site excavation must be contained by the owner or builder by the erection of a silt fence, placement of straw bales, or an earth berm in order to: a) prevent erosion of disturbed soils, b) control runoff to adjoining properties, and c) to control siltation into streams and lakes.

The minimum square footage requirement as outlined in the Covenants, restrictions, and Reservations with respect to individual units shall be interpreted to mean 1200 square feet of finished living area. While 1200 square feet of living space is a building requirement, it would be desirable to exclude basement space in this unless the house is of a split-foyer/split-level type design. Exceptions to the square foot requirement may only be made by the Committee.

The preferred method of construction is stick-built on-site. Prohibited explicitly under this paragraph are mobile homes, double-wide mobile homes, and modular homes. As an exception, the Committee may consider modular homes provided all other requirements of the Rules and Regulations have been fully met, and the proposed structure has special architectural merit of design and appearance.

No sharply contrasting colors will be approved by the Committee. These colors include bright colors. The use of earth tones and natural colors, which blend into the environment, is strongly encouraged.

All crawl space foundations must be of a continuous foundation unless the Committee grants written approval.

No septic pipes, lines, or other forms of waste transference is allowed to occur above, through, or below a running or seasonal waterway (stream, creek), due to the grave consequences to our waterways and lakes should there be a significant leak. This prohibition applies to new home construction or septic system replacement only.

Construction sites must be kept neat at all times. A suitable receptacle (such as a dumpster) is required to collect construction debris on any lot where new home construction or major renovation occurs.

### 3. SUBMISSIONS TO COMMITTEE AND IMPACT FEES

In order to ensure that structures at Twin Lakes will preserve a high standard of quality and construction, no building or other structure shall be erected, placed, or remain on the property until working plans and specifications, including a plat plan showing the location of buildings or other structures, terraces, patios, walls, driveways, the parking areas, property lines, and setbacks are submitted to and approved by the Committee as meeting the requirements of these Rules and Regulations.

The following documents must be submitted and/or requirements met before the Committee will consider any request:

- A complete set of working drawings and specifications of the proposed structure to include roof pitch and front, rear, and side elevations. If approved, the set of documents will be retained by the Association.
- Plat of lot with vicinity map.
- Site plan showing the following:
  - Dimensions of the lot.
  - Placement of house foundation and 1st-floor elevations to local data.
  - Location of the driveway and parking area.
  - Location of accessory building and/or structures.
- List of materials and colors to be used on the exterior, roof, foundations, etc.

Impact Fee - All building plans submitted to the Committee after July 1, 1992, shall be accompanied by a non-refundable impact fee. The Committee shall not review or approve plans until this fee is paid. The amount of the fee shall be determined by the square footage of the structure to be built, as follows:

Square Feet	Fee
200 – 499	\$100
500 – 799	\$150
800 – 999	\$200
1000 – 1199	\$300
1200 and over	\$400
	\$1,000

#### 4. ROOFS

Roof replacements on existing homes must either match the existing shingle color that is being replaced or that is on a secondary structure.

Roof colors should be in keeping with the natural/rustic setting, i.e., grays, tans, browns, and gray/whites. The Committee may consider bright colors such as reds/bright greens if the total architecture calls for it, such as a Spanish-styled house, Bavarian-styled chalet with a red roof, etc.

#### 5. SETBACK LINES

Setback lines established by the local jurisdiction are twenty (20) feet from the right-of-way line of any roadway or fifteen (15) feet from any rear or side lot. The location of structures within the setback lines shall be within the sole determination of the Committee. Commonly owned adjoining lots where the main structure is constructed across the common property line, prohibiting the construction of an additional main structure, shall be granted a waiver of the setback requirements for that portion of the common lots only. All other setback lines shall apply.

#### 6. FENCES

No fence of any kind or size shall be built or permitted to remain on any part of any lot except as approved by the Committee regarding location, height, materials, design, color, and other visible characteristics. All fence placements will only be approved with evidence of a recent survey (not older than five years)

Fences are not permitted in the front yard, except if no space exists at the rear or side of the house.

Privacy fences over 6' in height are not permitted.

Fences within 15' of the lakeshore are not permitted.

The fence design shall be consistent and compatible with other approved fences in the neighborhood.

Fencing shall be composed of wood, composition, vinyl, or chain-link material.

Temporary fencing structures are prohibited.

#### 7. ALTERNATIVE SEPTIC SYSTEMS

Homeowners are responsible for keeping their septic systems in good repair.

Alternative Septic System installation within the Twin Lakes subdivision is prohibited without prior written approval from the Board; if approved, each Owner shall keep the septic system on the Lot in good repair and working condition and shall prevent offensive odors emanating therefrom. The following criteria, and other information and documentation requested pursuant to the Rules and Regulations, will be requested, submitted, and reviewed prior to the Board's consideration of the installation of septic systems falling into this category:

Copy of the certification and/or licensure of the individual installing the septic system will be provided to TLOA, and only this individual will be approved for installation of the specified system.

Any and all paperwork describing the specified system is to be submitted to Architectural Chairperson, including, but not limited to, manufacturer, warranty/guarantee description, and contact person for questions pertaining to the specified system.

- Copy of guarantee/warranty on the specified system for the system itself by manufacturer and from the contractor for system and installation of same.
- References to areas already using new systems for visual inspection and personal inquiry regarding performance/success/failure of same available upon request.
- Upon inspection of the county health department, a copy of the documentation from the same depicting acceptance/failure of the specified system is to be submitted to the Architectural Chairperson.

Upon sale of the property where the system has been installed, the first-time homeowner is to sign an acknowledgment of receipt of the instructional booklet for the specific system to be provided by TLOA. Copy to be submitted to TLOA.

## 8. SECONDARY STRUCTURES

No structure other than an approved dwelling shall be placed upon any unimproved lot at any time, with the exception of temporary shelters used by a Contractor during construction. Any approved temporary shelter may not, at any time, be used as a residence or permitted to remain on the lot after completion of Construction.

The committee may approve, upon request, the construction and/or placement of storage sheds, garages, carports, and fixed-in-place playhouses. All external structures require Committee approval before installation. Homeowners are required to submit proper architectural approval forms to include dimensions, location, materials, and color of the proposed structure. Guidelines for external structure approval include:

Structures must be located in a way that minimizes their impact on neighboring properties, roadways, and common areas. The location should take advantage of the screening provided by existing or proposed structures, fences, and/or vegetation. Wherever possible, attached built-in sheds and garages should be integrated into the design and architectural aesthetics of the house, walls, or fencing.

Whenever possible, structures shall be located in the rear of the yard.

Structure color must closely match the exterior color of the residence or complement the existing structures and/or environment in the choice of color. Playhouses can optionally remain in natural wood color. The Committee retains the right to reject any color choices that it deems will detract from the beauty and value of the home and neighborhood.

The size of the structure is generally limited to no larger than 320 square feet.

The quantity of combined sheds and garages allowed on one lot is limited to two. Additionally, up to two playhouses per lot are permitted. If the lot is larger than it was originally divided (as a result of combining original lots together), the Committee (in accordance with the rules of the County and Association) can consider allowing a greater number of structures.

## 9. INSECT, WEED, AND FIRE CONTROL

1. To provide for the common welfare and safety of the residents of Twin Lakes by implementing effective insect, weed, and fire control, the Association and its agents have the right to enter any lot upon which a residence has not been constructed and upon which landscaping plan has been implemented, such entry to be made by personnel with tractors or other suitable devices, for the purpose of mowing, removing, clearing, cutting, or pruning underbrush, weeds, or other unsightly growth, which in the opinion of the Committee detracts from the overall beauty, setting, and safety of the existing development. Such entrance for the purpose of mowing, cutting, clearing, or pruning shall not be deemed a trespass. The Association may likewise enter upon such land to remove any trash collected on such a lot without entrance and removal being deemed trespass. The provisions of this paragraph shall not be construed as an obligation on the part of the Association to mow, clear, cut, or prune any lot nor to provide garbage or trash removal services. The cost of carrying out the provisions of this paragraph shall be assessed against the property owner or owners. However, no action under this paragraph will be taken without the approval of the Board of Directors.

## 10. EROSION CONTROL/COMMON AREA MAINTENANCE

No owner of any property shall interfere with the natural drainage of surface water from his lot to the detriment of another property owner or to the lakes. This includes the construction of any structure that inhibits the flow of water from any body of water that empties into a lake.

Culvert pipes 15" or larger in diameter and 25' long shall be used for all driveways unless prior approval of the Committee is obtained for a different length.

Straw bales and/or silt fences shall be used for erosion control to prevent soil washing into any stream, lake drainage ditch, or onto roadways, especially during the construction phase.

Downspout extensions (black plastic tubing) must be buried underground, and the outflow must be directed away from neighboring properties.

## 11. WATCH LIGHTS

Watch light and yard light heights and dimensions must be approved by the ARB prior to installation (see Community Rules P 3.)

## 12. APPROVED LOT USAGE

The properties shown as numbered lots on the Subdivision Plat Maps are restricted to the use of a single family, their household servants, and guests. Only one (1) residential building shall be erected on a lot. Such a residential building shall be a single-family dwelling only.

No residence or other building shall be occupied until the same has been substantially completed in accordance with approved plans and specifications and an occupancy permit has been issued by the local jurisdiction.

## 13. NON-CONFORMING USE, VIOLATIONS, AND APPEALS

### a) Pre-Existing Structure

Any pre-existing structure built prior to January 1990 which does not conform to these Rules and Regulations may be continued as a non-conforming structure until the owner desires to improve, replace, change, and/or modify the structure. At this time, the improvements, replacements, changes, and/or modifications must conform to the Rules and Regulations contained herein.

### b) Violations

Violation of or failure to comply with any of these Rules and Regulations by any member, or their family members, tenants, guests, or other invitees, may result in legal action taken against such member by the Board of Directors on behalf of the Twin Lakes Owners' Association. These Rules and Regulations may be enforced by any method normally available to the owner of private property in Virginia, including, but not limited to, application for injunctive relief or damages, during which the court may award to the Association court costs and reasonable attorney's fees as provided in Va. Code Section 55-513, as amended.

### c) Sanctions for Violations

In the event that any member, or their family members, tenants, guests, or other invitees, shall violate or fail to comply with these Rules and Regulations, such member shall be liable for the following described charges and subject to the following described suspension of such member's right to use facilities provided that such member shall have been sent prior written notification of the violation as provided in paragraph D below. The amount of any charges so assessed shall not be limited to the expense or damage to the Association caused by the violation but shall not exceed \$50.00 for a single offense or \$10.00 per day for any offense of a continuing nature and shall be treated as an assessment against the member's lot for the purposes of Va. Code Section 55-516, as amended. However, the total charge for any offense of a continuing nature shall not be assessed for a period exceeding ninety (90) days. If a lawsuit is filed challenging any such charges, no additional charges shall accrue after the date of such filing. If the court rules in favor of the Association, it shall be entitled to collect such charges from the date the action was filed, as well as all other charges assessed pursuant to these Rules and Regulations against the lot owner prior to the action. A member's right to use facilities or services, including without limitation utility services, provided directly through the Association shall be suspended if such member shall have failed to pay any assessments and such assessments are more than sixty (60) days past due. However, a member's access to their lot through the common areas shall not be precluded, and such suspension shall not endanger the health, safety, or property of any lot owner, tenant, or occupant.

d) Notice of Violation and Hearing

The Association, or its agent, employee, or attorney, shall deliver written notice of a member's violation by mail (and email if possible) to the member at the member's lot address or the member's last known address on file with the Association. Notices will be sent out at a time interval based on the severity of the violation and include instructions on how to resolve the issue. The member is permitted to request a hearing, at which time the member has the opportunity to be heard and to be represented by counsel before the Board of Directors prior to the imposition of any charges or punitive actions. Hearings are carried out at the end of our monthly Board meetings and must be requested in advance at least fourteen (14) days prior to the meeting. Written notice of the hearing result shall be mailed within three (3) days of the hearing to the member at the lot address or the member's last known address on file with the Association.

e) Appeals

The property owner has the right to appeal decisions rendered by the Board pertaining to rule violations. Appeals must be made directly to the DPOR (Virginia Department of Professional and Occupational Regulation) within thirty (30) days from the date of the disapproval notice. The DPOR will attempt to handle the request and work with the Board and member to seek a resolution.

f) Invalidation

The invalidation by judgment or court order of any one or more of the Rules and Regulations contained herein shall in no way affect the validity and enforceability of the remaining provisions hereof.



## **Twin Lakes Owners' Association Lakes & Dams Rules and Regulations**

(Last updated: 4/17/2023)

### 1. FINES

As of August 2017, all rules and regulations listed under this committee shall carry a fine when violated, as defined by the nature of the violation.

### 2. FENCES

No fences shall be constructed less than 15 feet from a lake shoreline.

### 3. COMMON LOTS

The common lots are for the use of Twin Lakes residents, guests, and other authorized persons. Non-authorized persons will be charged with trespassing unless accompanied by an association member.

### 4. LOTS WITH LAKE FRONTAGE

#### a) Filling In

No lot or parcel shall be increased in size by filling the waters on which it abuts.

#### b) Boat Anchorage

Boat landings, docks, piers, and mooring posts shall be constructed only in accordance with the plans and specifications approved in writing by the Committee. Docks, piers, and mooring posts shall not be constructed to extend beyond a distance of eight (8) feet from the normal water level, not closer than ten (10) feet to either side of the lot line. A special exception may be granted by the Committee to property owners whose lots have extremely limited water frontage and/or un-navigable water. All boating structures within the subdivision must be firmly secured and/or anchored.

No boat shall be anchored in such a manner that would interfere with normal navigation on the lake or create a safety hazard.

Gas-powered boats are not permitted.

c) Shore Walls

Shore walls on waterfront lots shall be constructed only in accordance with the plans and specifications approved in writing by the Committee. Shore walls may not be constructed beyond the waterfront lot line; however, if the present shoreline is beyond the waterfront lot line, the shore wall may be constructed at the water's edge to prevent further erosion.

Railroad ties or any other creosote lumber are not authorized for shore wall construction.

5. FISHING

Residents in good standing who desire to fish on the lakes in Twin Lakes shall, at all times, carry with them a valid Virginia State fishing license as well as a Twin Lakes fishing permit.

Those authorized to fish on the lakes in Twin Lakes shall comply with any and all size and catch limitations imposed by the Committee and/or governmental authorities.

No gas motors are allowed on the Lakes.

6. GENERAL USE

Camping and outdoor fires in common areas, on dams, and in spillways are prohibited.

Exercise respect for your neighbors by avoiding excessive noise (noise that can be heard over 50 yards away) and use the trash receptacles provided.

Littering on common lots and roadways is strictly prohibited.

ATVs, motorcycles, or other powered vehicles are strictly prohibited from being driven on or near any dams in Twin Lakes.

7. NON-CONFORMING USE, VIOLATIONS, AND APPEALS

a) Pre-existing Structures

Any pre-existing structure built prior to January 1990 that does not conform to these Rules and Regulations may be continued as a non-conforming structure until the owner desires to improve, replace, change, and/or modify the structure. At this time, the improvements, replacements, changes, and/or modifications must conform to the Rules and Regulations contained herein.

#### b) Violations

Violation of or failure to comply with any of these Rules and Regulations by any member, or their family members, tenants, guests, or other invitees, may result in legal action taken against such member by the Board of Directors on behalf of the Twin Lakes Owners' Association. These Rules and Regulations may be enforced by any method normally available to the owner of private property in Virginia, including, but not limited to, application for injunctive relief or damages, during which the court may award to the Association court costs and reasonable attorney's fees as provided in Va. Code Section 55-513, as amended.

#### c) Sanctions for Violations

In the event that any member, or their family members, tenants, guests, or other invitees, shall violate or fail to comply with these Rules and Regulations, such member shall be liable for the following described charges and subject to the following described suspension of such member's right to use facilities provided that such member shall have been sent prior written notification of the violation as provided in paragraph D below. The amount of any charges so assessed shall not be limited to the expense or damage to the Association caused by the violation, but shall not exceed \$50.00 for a single offense or \$10.00 per day for any offense of a continuing nature, and shall be treated as an assessment against the member's lot for the purposes of Va. Code Section 55-516, as amended. However, the total charge for any offense of a continuing nature shall not be assessed for a period exceeding ninety (90) days. If a lawsuit is filed challenging any such charges, no additional charges shall accrue after the date of such filing. If the court rules in favor of the Association, it shall be entitled to collect such charges from the date the action was filed, as well as all other charges assessed pursuant to these Rules and Regulations against the lot owner prior to the action. A member's right to use facilities or services, including, without limitation, utility services, provided directly through the Association, shall be suspended if such members have failed to pay any assessments and such assessments are more than sixty (60) days past due. However, a member's access to their lot through the common areas shall not be precluded, and such suspension shall not endanger the health, safety, or property of any lot owner, tenant, or occupant.

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