

May/June 2022



THE SHORE LINE

The Official Newsletter published by
BLUE RIDGE PROPERTY OWNERS ASSOCIATION

The Shore Line

924 S. LAKESHORE DR.
LOUISA, VA 23093

TELEPHONE OFFICE:
(540) 967-1408

FAX:
(540) 967-4899

Official
BRPOA Website:
www.blueridgeshores.com

Official RU Website:
www.ridgeutilities.com

Sheriff's Office
Non-Emergency:
(540) 967-1234
Emergency: 911

RU After-Hours
Water Emergency
Contact:
(540) 967-1234

Office Hours:

Monday-Friday
8:00 AM - 4:00 PM

Saturday
8:00 AM - 2:00 PM

Sunday
Closed

PRESIDENT'S REPORT

Dear BRS Members,

Volunteers and staff are once again making preparations for our annual July 4th festivities. This year's events will kick off Friday, July 1st, with a hot dog roast on the grounds near the community center, followed up by the popular golf cart parade. After a full day of fun and competitive events on Saturday, we will have our boat parade and fireworks display. Full details of events along with times will be posted. It is important to keep in mind that these events are staffed by community member/guest volunteers. If you see that help is needed, please offer your assistance. It will be very much appreciated!

The results of the election for the Board of Directors were announced at the Joint Annual Meeting on Saturday, May 21st. We are excited to welcome Rick Kilcoyne as a new director. Rick's expertise in the IT field as well as his many years volunteering at BRS events, will serve our community well during his term. We also welcome Jane Sleight and Hal Davis back to the Board for another term. Their many years of service and dedication to making our community a better place to live goes above and beyond. Our Board meets on the 2nd Saturday of each month. We welcome all BRS members to participate in the meetings by attending in person or virtually. Each member is given 3 minutes before and after the meeting to state comments, concerns, or opinions. This is a great way to stay informed on what is happening in BRS. To effect changes, you need to get involved!

The Bylaw Review Committee has worked to update the BRPOA Policies, Rules, and Regulations. All changes are printed in this Shore Line for member review. The Board will approve these at the second reading on June 11th.

Beginning Memorial Day weekend, Virginia Veterans Security Company will be patrolling our lake and streets. Please adhere to all road signs and boating regulations.

The Community Services Committee (CSC) meets monthly to discuss events for BRS. If you would like to see something added to the current list of events, please consider attending a meeting and volunteering. Your CSC is in need of committee members to help with planning as well as many, many volunteers to staff the events. Without community volunteers, events will be canceled.

Our office and maintenance staff work tirelessly to make our community a great place to live. Please give them the respect they deserve for a job well done!

Have a safe and healthy summer,
Mary Mainland
BRPOA President

GENERAL MANAGER'S REPORT

May 24, 2022

GM report May/June:

It's summertime at the Lake! We work hard year-round to keep our community looking great. The common areas and lake get a lot of use during the summer months. The restrooms at the main beach will be open Memorial Day weekend, through Labor Day weekend. They are closed at night. We apologize for this inconvenience, but we have had vandalism in the past. Security will be patrolling all summer. Please take the time to say hello to them. They will be enforcing our bylaws, and issuing summons as needed. The security gates are continuing to get upgrades, but due to supply chain issues, we have not received the new "in-gates" yet. Please notify the office if you experience any issues. If you are buzzing someone in, be sure to push and hold the 7 button for a few seconds.

Have a safe, sunny, and most importantly-FUN summer!

Curt Heidel, General Manager

Blue Ridge Shores Community Service Award

Making the Difference

Eddie Munday

Eddie has served on pretty much any committee there is at Blue Ridge Shores. He has also served on both the BRPOA Board and the Ridge Utilities Board. For 17 years, he has flipped pancakes and was the one who organized all the food for the pancake breakfasts. He has given a generation of effort to the community.

We sincerely thank Eddie and his wife Linda who has helped him through it all.





**UPCOMING
2022 BRPOA
MEETINGS**

June 11, 2022

July 9, 2022

August 13, 2022

September 10, 2022

October 8, 2022

November 12, 2022

All Meetings will be held
at 9:00 AM in the Office
unless otherwise specified.

Compliance

The Virginia POA Act, Sec 55-513, permits the Board of Directors, or their designated committee to: Suspend Privileges. Impose fines not to exceed \$50.00 or \$10.00 per day for offenses of a continuing nature, not to exceed 90 days. Members are entitled to a proper hearing prior to fines and suspensions being implemented.

**BRPOA Board of Directors Meeting
April 9, 2022**

Attendance

Present

President:	Jane T. Sleight	Director	Ken White
1st V. President:	Hal Davis	Director	Mary Mainland
2nd V. President:	Dave Cervantes	Director	David Kronander
Treasurer:	Anthony Gallardy	Director	Dan Kilcoyne ¹

Absent:

Secretary: Reid Nicholson

Motions

No Report

1. Adopt meeting agenda as amended to delete CSC Yard Sale from new business moved by Anthony Gallardy. Passed 8 yeas, nays
2. Accept the meeting minutes from the BRS Board of Directors Meeting held on 12 March 2022 as amended moved by Hal Davis. Passed 8 yeas, 0 nays
3. Accept the Mission, Vision, and Values statements as written moved by Hal Davis. Passed 8 yeas, 0 nays.

**BRPOA Board of Directors Meeting
May 14, 2022**

Attendance

Present

President:	Jane T. Sleight	Director	Ken White
1st V. President:	Hal Davis	Director	David Kronander
2nd V. President:	Dave Cervantes	Director	Dan Kilcoyne
Secretary:	Reid Nicholson ¹		

Absent

Treasurer: Anthony Gallardy | Director: Mary Mainland

1. Adopt meeting agenda as written moved by Jane Sleight. Passed 7 yeas, 0 nays
2. Accept the meeting minutes from the BRS Board of Directors Meeting held on April 9, [2022](#) as written moved by Ken White. Passed 7 yeas, 0 nays
3. Agree to the Service Contract from "Virginia Veterans Security LLC" for security services at Blue Ridge Shores for the 2022 season at a cost not to exceed \$16,000.00 moved by Ken White. Passed 7 yeas, 0 nays
4. Add Hal Davis as member to the Compliance Committee moved by Ken White. Passed 7 yeas, 0 nays.
5. Adjourn meeting moved by Hal Davis. Passed 7 yeas, 0 nays.

Jane Sleight, President

Memorial Day Pancake Breakfast

Pancake
Breakfast



The BRS Community Services Committee Annual Memorial Day pancake breakfast will be on Saturday, May 28th from 8AM to 10AM at the Community Center.

The cost is \$5 per breakfast, with children 6 and under free. Cash only, we can't take checks, or cards.

We will have plain pancakes and blueberry pancakes, sausage and orange juice.

Looking forward to seeing you there !

Family Ice Cream Social Memorial Day Weekend

Saturday, May 28th
from 2pm to 4pm

Ice cream
yummy

Come and join us and enjoy a free ice cream cone at the main beach area!



Blue Ridge Shores
Ladies Bible Study

Community Center

6:30-8:00 p.m.- Thursdays

June 9th & 30th

July 14th & 28th

August 11th & 25th

We hope you can join us this summer as we Encounter God through the study of HIS WORD! We will be specifically studying why the Bible is so important for our daily lives. We are hoping that you will be encouraged in your faith by meeting other Christian women in our community and by fellowship, studying and praying together.

If you are interested in being on the email list to receive reminders, please contact Jennifer Colsey at 703-298-6680 (text) jennifercolsey@yahoo.com



BRPOA LANDSCAPE COMMITTEE 2022

Donna Cabbage, Chairperson



This committee is always looking for new members to join! Please contact us at the main office 540-967-1408.

Community Service Committee

The community service committee meets on the first Tuesday of each month at 7pm in the community center. All are welcome to join us to discuss planned events and possible new events. We discussed several up and coming events; The BRS Community Services Committee Annual Memorial Day pancake breakfast on Saturday, May 28th from 8AM to 10AM at the Community Center. We also discussed adding the family ice cream social Memorial Day weekend on Saturday, May 28th from 2pm to 4pm. The committee discussed the Fourth of July events and other possible events for the 2022 summer. The Community is having a 4th of July planning meeting May 21st at 2pm at the community center. We will spend about 30 minutes discussing new ideas, organization of events and finding a few more volunteers. Possible summertime events will be addressed at our June 7th CSC meeting. Please join us if possible or check the volunteer sign up for upcoming events.

June

Food truck - June 18, Saturday
the time will be determined later
At the bus stop parking lot

July

Free Hot Dogs - July 1, Friday
- from 4:30pm - 6:30pm

Pancake Breakfast - July 2,
Saturday - from 8am-10am

July 4th Various Festivities -
July 2, Saturday - Afternoon

August

First Day of School - August 9 -
Tuesday - (event at the bus stop
parking lot)

Ice Cream Social - August 13,
Saturday from 1pm-4pm

September

Pancake Breakfast - September
3, Saturday - from 8am-10am
Labor Day

October

Children's Halloween Party -
October 29, Saturday - Time to be
determined

November

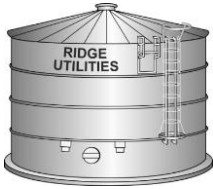
**December
Adult Christmas
Party** -

December 10,
Saturday - Time
TBD -

**Children's
Christmas Party**

-December 11,
Sunday - Time
TBD

We are in dire need of new CSC members as only 4 people attended our meeting. Our secretary has resigned. If anyone would like to volunteer for this position, please let the office know. We are looking forward to many fun filled events this year!



RIDGE UTILITIES

Serving Blue Ridge Shores

Telephone Office:
(540) 967-1408

www.ridgeutilities.com

Customer Service Information

Report all
problems to
Customer Service

Monday—Friday
8:00 AM—4:00 PM

Saturday
8:00 AM—2:00 PM
(540) 967-1408

After Hours
Water Emergency
Contact
(540) 967-1234

UPCOMING 2022 RU Meetings

July 16, 2022

September 17, 2022

November 19, 2022

All Meetings will be held
at 9:00 AM in the Office
unless otherwise
specified.

Ridge Utilities, Inc. Board Meeting Motions March 19, 2022

BOARD MEMBERS PRESENT: Alex MacCormack, Al Fortune, Molli Ellis, Eddie Munday, Bill Haase, Steve Burrill, and Steve Tompkins.

ADOPTION OF AGENDA:

MOTION: Eddie Munday made a motion, seconded by Al Fortune, to approve the agenda the motion carried unanimously.

APPROVE MINUTES:

MOTION: Molli Ellis made a motion, seconded by Bill Haase to approve the January 15, 2022 minutes the motion carried unanimously.

TREASURER'S REPORT:

Report for January 2022 and February 2022.

MOTION: Steve Burrill made a motion seconded by Al Fortune to accept the treasurer's report for January and February 2022. The motion carried unanimously.

NEW BUSINESS:

Motion by Molli Ellis, seconded by Eddie Munday to approve Mary Ann Belair and Nancy Melchior to work on the election committee, motion carried unanimously.

ADJOURN:

Motion by Steve Burrill and seconded by Steve Tompkins to adjourn the meeting, motion carried unanimously.

JUST A REMINDER: Quarterly water bill payments are due for the following quarters by the dates listed:

2nd qtr.	Due by July 31st
3rd qtr.	Due by October 31st
4th qtr.	Due by January 31 st

If you do not receive your bill by the 10th of the above months please call our office at (540) 967-1408 for a replacement bill. Failure to receive your bill does not relieve you of your obligation to pay for water bill or any late charges that may incur for past due accounts.

Due Dates for 2nd Quarter 2022 Water Bills

If you did not receive your bill by 7/13/2022 please contact our office to receive a replacement bill. Failure to receive your bill does not negate any late charges that may incur. **Your 2nd quarter 2022 water bill is due on or before 7/31/2022.**

Past-due/Disconnect notices will be sent on 8/1/2022 for any account that is not paid by 7/31/2022. **WATER METERS WILL BE DISCONNECTED FOR PAST-DUE ACCOUNTS. Once water is disconnected there will be a \$50.00 fee to reconnect.**

Blue Ridge Shores Property Owners' Association

MEMBERSHIP DUES 2022

Invoices for 2022 membership dues were emailed 1/1/22 and mailed on 1/14/22. One-half of your invoice amount is due by 2/28/2022. The second-half is due by 4/30/2022. On July 1, 2022 a penalty of 5% will be imposed on balances not paid in full by April 30, 2022.

You can now pay your invoice online by going to www.blueridgeshores.com and using our online payment portal. You may pay by credit, debit or with a check. There will be a \$1.00 Charge for all ACH Charges and 2.9% plus .30 convenience fee per credit transaction. There is no fee for checks.

Please call the office at (540) 967-1408 if you have any questions..

2022 Payment Plans

Members that wish to enter into a Payment Plan with BRPOA or Ridge Utilities: You are urged to do that early. Please come by the office @ your convenience to make these arrangements. We are here to help.

Be Safe!

We have wonderful streets in a gated community. Enjoy them safely please! Operate your golf carts with caution, obey speed and traffic signs while always being on the lookout. Bikes should stay to the right side of the road, and pedestrians should stay to the left side. There are always people out enjoying the community, so be aware at all times.



MARINA GAS SALES

Many of you have already used our self service fuel pump. You may buy your gas by going to the office and obtaining a key fob. This fob will allow you to prepay for gallons of gas. After prepaying for the gas during office hours you can then use the fob at any time to fuel your boat with gas.

A reminder on reporting items that require attention but are not life-threatening situations once the Office is closed. Please call Louisa County Central dispatch, 967-1234 to report the following (examples):

1. Water Leaks
2. Gates not working or a broken gate board
3. Tree down blocking a road
4. Items in the lake or loose boats
5. Problems with a boat located in one of the marinas
6. Lost & Found Animals

This is Standard Operating Procedure. Once the dispatcher is contacted, they will notify appropriate BRS Staff Members to respond.

LADIES BIBLE STUDY

Jennifer Colsey, a resident in Blue Ridge Shores is interested in starting a Ladies Bible study on Thursday evenings (probably 2 Thursdays each month) from 6:30-8:00 at the Community Center. All women in the community are invited.

If you would be interested in attending, please contact Jennifer directly at: jennifercolsey@yahoo.com or 703-298-6680.

Louisa County Department of Fire/EMS

Thanks to the funding provided by the residents of Louisa County, Virginia and our Board of Supervisors, we now have 24/365 staffing starting today at fire station 6 covering the Trevilians and NW area of the County.

Chief R. Dube'

4th Of July Security and Guest Access:

As always, there are 3 ways to get through the gates:

1. You swipe your gate card or use gate clicker.
2. Members can have a phone number programmed in the system. A 4 digit code is issued to the member. The member can share that code with their guests, and when the guest arrives, they put the code in and hit "call". The system calls the member, who must answer it, and hit 7 to raise the gate.
3. Members can request a temporary 5 digit access code. This code can be shared with your guests (or contractors) and when the guest arrives they hit * followed by the 5 digits and the gate will automatically raise.

At this point, I want to emphasize: Members and non member occupants are responsible for their guests complying with BRPOA Policies, Rules and Regulations. The sponsoring member or non member occupant must be an active participant of the group

sponsored and present at the time of the activity and responsible for all actions of the group.

The GM and or designated Special Assistant to the GM (Staff, designated members, or Security), and the compliance Committee can assess fines to the member for the actions of their guests or contractors.

In simple terms, anyone that uses your member credentials to enter Blue Ridge Shores, you are responsible for their actions. Do not let people in the gate that are "holding up the line".

On July 3rd, there will be attendants at the gates when available, to simply help with directing traffic and turning people around. They WILL NOT allow access to anyone that shows up the gate without one of the 3 approved ways to access the gate.

If you are having guests over the 4th weekend, I recommend you get a temporary gate code. Please call or stop by the office to get this by July 1st.

Bylaw Reminders:

It is the responsibility of members, non member occupants, guests, employees and others authorized to enter Blue Ridge Shores to comply with the intent of the Bylaws, Policies, Rules and Regulations of the Association.

NOISE REGULATIONS: Any noise that may disturb members, non member occupants and guests shall not be allowed before 7:00 a.m. nor after 11:00 p.m., except on Friday, Saturday, Holidays and nights proceeding Holidays, when it shall stop at 1:00 a.m.

Auto radios/stereos must at all times be played in a manner that restricts the radio/stereo from being heard fifty feet past the exterior of a stationary vehicle.

The use or discharge of bows, crossbows and firearms or other weapons of any description shall be prohibited at all times except with written consent from the General Manager.

On weekdays, no equipment shall operate before 7:00a.m., or after 7:00p.m. On weekends and all state holidays, no equipment shall operate before 9:00a.m., or after 5:00p.m.

DOGS RUNNING AT LARGE: Dogs shall be subject to the Louisa County Code, which governs as follows: The running at large of all dogs at any time is prohibited within the confines of Blue Ridge Shores Subdivision, Louisa County, Virginia. All members and non member occupants on sighting dogs running at large should report the situation to the Louisa Animal Warden (894-3477).

AREA AND EQUIPMENT REGULATIONS:

- No dogs or other animals are permitted on any beach.
- The Association will not be responsible for clothing or valuables at these areas nor for injury sustained while at these areas or in the water.
- No alcoholic beverages of any kind are allowed.
- Glass containers are not allowed on the beach.
- All trash, including cigarette butts must be put into trash cans.
- No cooking is allowed on the beach.
- No food or drink is allowed while in the water.

Members Not In Good Standing (MNIGS) May 2022

Estate of Thomas Bradshaw	Carol & Marvin Kammeter	Winston Mora
Tara & Brian Evans	Makeba Gaines-Kelly	Richard & Tracy Munger
Vernon & Patricia Harrison	Wilda Ruth Lamb	Harry Luis Rivera
Justin & Whitley Hughes	Walter L. Libby	Andrew & Alice Van Horn
Paul Andrew Jenkins	Ida Ann Miller	



2022 Meeting Schedule

Committees:

- **Community Services:** First Tuesday of each month, in the CSC building at 7 PM.
- **Lake:** June 25th, July 23rd, August 27th, September 24th . All meetings at 9 AM at the office and virtual.
- **Landscape:** Does not meet till 2023.
- **Security and Safety:** Quarterly, August 3rd, November 2nd . 7 PM meetings, all virtual.
- **Compliance:** Following each BOD meeting at 12 PM in the CSC building.
- **Joint Personnel:** August 12th at 7 PM at the office.
- **Five-Year Plan:** August 26th at 1:30 PM in the office and virtual, at 1:30 PM.
- **Finance:** October 13th at 7 PM, all virtual.

Board of Directors Meetings 2022: 9 AM in the office conference room and virtual

- **BRPOA:** June 11th, July 9th , August 13th , September 10th, October 8th, November 12th
- **Ridge Utilities:** July 16th, September 17th, November 19th .
- **Women's Club:** Christmas Luncheon is Wednesday, December 15.
- **Fourth of July Celebration:** July 2nd

The Women's Club at Blue Ridge Shores

Judy Brown, Vice President

The season is nearly upon us! Gardens stand at the ready for friends and family to return to the lake. Our May flowers have arrived right on schedule. Isn't Spring a glorious time of year?!

At our April 6th **lunch meeting** in the community center, our membership heard from Eddie Brown – Founder and Co-Director of Giving Words – a non-profit in our area that connects struggling mothers to care and community to help foster their capacity to delight in their children. Giving Words is always looking for volunteers who will share their talents with young mothers. Skills such as cooking, home organization, budgeting, and basic car maintenance are always good to know. Donations are always welcome too. Please check out their website at www.givingwordsva.org.

On May 4th, fifteen of our members went on a **field trip** to the Culpeper area for a visit to the Graffiti House in Brandy Station and lunch at the Osaka Japanese Restaurant. Despite a bit of a mix-up, opportunities to converse and to enjoy each other's company abounded.

THE WOMEN'S CLUB AT BRS WILL SPONSOR A **BAKE SALE** ON SATURDAY, MAY 28TH FROM 9:00 TO 11:00 AM AT THE BUS SHELTER ACROSS FROM THE BRS OFFICE. PLEASE STOP BY AND PICK UP SOME HOMEMADE BAKED GOODS – perhaps right after the Pancake Breakfast!

All of our members are looking forward to our **Progressive Luncheon** on Wednesday, June 1st. Two members have opened their homes – one for the main course and the other for dessert. It is always fun to view our lake from new perspectives in the company of good friends.

The Women's Club at Blue Ridge Shores is an active group of women with both a social and a service focus. Member ship is open to all interested women. **NEW MEMBERS ARE JOINING EVERY MONTH!** We hope our active members will continue to invite friends and/or new neighbors to join us at any upcoming meeting – usually held on the first Wednesday of each month.

In Memoriam



Dorothy Jones passed away on March 27, 2022
A former member, Holly Kane, passed away on May 6, 2022.
Please keep their families in your thoughts.



Please refrain from fertilizing in the spring. The fertilizer run-off to the lake increases our chances of having a Harmful Algae Bloom. This simple step is one action we can take to mitigate the risk



Please do not throw cigarette butts in the School Bus Parking Zone.

BLUE RIDGE SHORES PROPERTY OWNERS ASSOCIATION RULES OF OPERATION FOR GOLF CARTS 2022

1. Golf carts are limited to a self-propelled vehicle that is designed to transport persons playing golf and their equipment on a golf course.
2. **All golf carts must be registered with the Association and obtain an ANNUAL DECAL. The 2022 decals are available and the annual fee is \$50.00.**
3. Owners must provide evidence of insurance at Virginia minimum and maintained in the golf cart at all times.
4. Operators must possess a valid state driver's license.
5. Owners must comply with all laws pertaining to the use and possession of alcoholic beverages.
6. Only the number of people the golf cart is designed to seat may ride in the golf cart. Passengers shall not be carried on the part of the golf cart designed to carry golf bags or other equipment.
7. Golf carts shall be operated to the extreme right of the roadway and must yield to all vehicles and pedestrian traffic.
8. Golf carts shall be operated only between sunrise and sunset, unless equipped with such lights as are required in Section 46.2-1010 (Virginia Code).
9. Golf carts shall not be operated during inclement weather or when visibility is impaired by weather, smoke, fog or other conditions.
10. Golf carts shall display a slow-moving vehicle emblem in conformity with Section 46.2-1081(Virginia Code).

BOAT REGISTRATION FOR 2022



Please register your boats at the office and acquire your 2022 Boat decal. As a reminder the office staff will need a CURRENT copy of your State Registration, Insurance Policy that shows watercraft liability and your Boaters Safety Certificate/Card of completion. If you renewed any of these since your previous registration with the office in 2021 please make sure to forward a copy to the office. You must have paid the first half of 2022 assessments to acquire/purchase a decal.

PROPOSED BYLAWS CHANGES

OF

BLUE RIDGE PROPERTY OWNERS ASSOCIATION, INC.

- H. "Special Meeting" shall mean a special meeting of the members of Blue Ridge Property Owners Association, Inc.
- I. "Lot" means any plot or parcel of land designated for separate ownership or occupancy shown on a recorded subdivision plat for development or the boundaries of which are described in the declaration or in a recorded instrument referred to or expressly contemplated by the declaration, other than a common area.
- J. "Owner" or "Owners" shall mean the recorded owner, whether one or more persons or entities, of fee simple title to any lot, but, excluding any person or entity holding title to any Lot merely as security for payment of any obligation. Membership shall be appurtenant and may not be separated from ownership of any lot which is subject to assessment by the Association.
- K. "Common Area" means property within a development which is owned, leased or required by the declaration to be maintained or operated by a property owners' association for the use of its members and designated as common area in the declaration.
- L. "Non-Member Occupant" means any non-member who contracts to rent or who occupies a residence, located in Blue Ridge Shores. A non-member occupant may enjoy certain rights and privileges of membership in the Association, as shall be prescribed by the Board from time to time (other than the right to vote). Rentals for periods of less than 30 consecutive days are prohibited in Blue Ridge Shores. The term Non-Member Occupant shall include anyone who is living in Blue Ridge Shores but is not a permanent part of the member's household, as defined in this paragraph. The collection of rent by a member is not required for an individual to qualify as a Non-Member Occupant. Family members of a member who meet the above definition of a Non-Member Occupant shall be considered a Non-Member Occupant.

L.M. Single-Family Dwelling (or Single-Family) means any detached or attached house or residence designed or used for occupancy by one (1) family. As stated in the Recorded Restrictions number 2, no more than one single family dwelling unit may be erected on a lot. No portion of any dwelling may be rented as a separate apartment. No living area in an outstructure may be rented as a separate apartment. Any property may only be subject to one lease. Any change in the leasehold will result in additional collection of a new rental fee by the association.

Note: Persons of familial ascent (i.e., parents) or descent (i.e. children or grandchildren) who are cohabitating with the member at the property of the member located in Blue Ridge Shores, whether the occupation is short or long term, are considered guests of the member. Guests cohabitating with the member under this condition are not considered to be Non-Member Occupants and as such are not responsible for Rental Fees nor do they receive the same rights and privileges as members and non-member occupants.

ARTICLE III: Object

The Association is organized and operated as a non-profit corporation exclusively for the development and promotion of a cooperative community. The maintenance of such accessories as will add to the convenience and attractiveness of the community, and the maintenance of the various and usual facilities of such a community, and the activities to be carried on and promoted by it are any which may be calculated directly or indirectly to enhance the value of its property and rights. No part of the net earnings of the Association shall inure to the benefit of any private individual or member.

ARTICLE IV: Membership

Section 1. Members:

The Association shall have one class of membership. Every Owner of a Lot which is part of Blue Ridge Shores shall be a member of the Association. Membership shall be appurtenant to and shall not be separated from the ownership of a Lot. Immediate family (children, parents residing with a member) shall have the rights of guests as defined below. No Owner shall resign, exempt themselves from liability for dues assessments and other charges by waiver of the use or enjoyment of the common areas of Blue

PROPOSED BYLAWS CHANGES – (Continued)

POLICIES, RULES AND REGULATIONS

As adopted December 26, 1973, to include all revisions/amendments/additions through January 8, 2022.

Pursuant to Article VIII, of the Bylaws of the Association, the Board of Directors has adopted the following Policies, Rules and Regulations:

SECTION I: Management of the Association

A. Duties of General Manager

The Board has established the position of General Manager, whose duties are to implement policy decisions of the Board, to enforce the Policies, Rules and Regulations, to supervise general management and maintenance, and to assist the other officers and directors of the Association in carrying out their duties. Further duties of the General Manager will be contained in a Job Description and Standard Operating Procedures (S.O.P.) retained at the Blue Ridge Property Owners Association, Inc., Office. In addition to other specific duties included in the Policies, Rules and Regulations and the Job Description and S.O.P.'s, The General Manager is specifically charged and empowered as follows:

1. Contracts:

The General Manager shall, along with one authorized officer of the Board, negotiate all contracts for services or performance of work authorized by the Board for Blue Ridge Property Owners Association, Inc. The General Manager is ~~not~~ authorized to sign any contract on behalf of BRPOA ~~unless under the threshold set by SOPs or a passed Motion of the Board.~~^[CH1] All other contracts ^[CH2] must be signed by two officers of the Board. The General Manager shall supervise the performance of all work to assure compliance with the contract specifications. The General Manager shall inspect the work and certify as to its proper completion in accordance with contract specifications before payment is made. The Board shall, prior to contract approval, specify what type of advisory or supervisory services by professionals (such as engineers) shall be obtained to assure that a proper job will be done and that contract specifications will be complied with. Any contract presented to the Association may be reviewed by the legal advisor to the Association before such contract is normally entered.

2. Guest Privileges:

The General Manager shall determine the applicability of any regulations regarding guest privileges and use reasonable judgment both in determining whether to extend or to withhold privileges that are being abused.

B. Association Office

The Association Office, which is located at 924 South Lakeshore Drive, Louisa, VA 23093, shall be open at such times as are determined by the Board. This information shall be posted at the office and announced in The Shore Line and posted on the Association web site.

C. Official Publication - The Shore Line

The membership shall be kept advised on a timely basis of any changes to the Bylaws, Policies, Rules and Regulations, decisions of the Board and other matters of importance to them. The Shore Line, an official publication of Blue Ridge Property Owners Association, Inc., shall be published a minimum of 6 times a year. The Shoreline will be delivered using electronic means or mailed to the member's Address of Record. Members are encouraged to read The Shore Line to keep abreast of current events.

PROPOSED BYLAWS CHANGES – (Continued)

D. Lake Control

The water level of the lake shall be determined by the Board. –The General Manager has the responsibility and authority to adjust the water level (without prior notice to the membership if time does not permit such notice) if required by an emergency. ~~This decision must be concurred in by the President of the Board or by a director acting on their behalf.~~^[CH3]

E. Support Agreement

For efficiency and mutual benefits of Ridge Utilities, Inc., and the Blue Ridge Property Owners Association, the Boards shall enter into an agreement for sharing personnel, equipment, facilities, administrative and maintenance services.

F. Annual Meeting/Voting Procedures

All meetings and elections referred to in this section shall comply with the “Virginia Nonstock Corporation Act” and the “Virginia Property Owners Association Act.”

1. Order of Business:

- a. The order of business at annual meetings shall include the following:
- b. Establishment of Quorum
- c. Announcement of the Election Committee and Chief of Elections and call for Ballots.
- d. Approval of the previous meeting Minutes.
- e. Reports of Officers and Committees
- f. Old Business
- g. New Business
- h. Announcement of Election Results
- i. Adjournment

2. Casting of Ballots:

~~A packet containing materials for election of members to the Board shall be mailed to each member of the Association thirty (30) days before the annual meeting of members. Each packet shall contain at least the following items:~~^[CH4]

- ~~3.a.~~ Members of the Association will be sent a proxy and ballot by mail or electronic means at least thirty (30) days before the meeting date.
- ~~4.b.~~ Members will have the option to vote electronically or by returning the proxy/ballot to the office by hand or mail by noon on Friday preceding the meeting. Members may also vote in person by attending the annual meeting.
- ~~5.c.~~ Results will be tallied by the office administration. A master list of each Membership, proxy designation, and votes will be kept.
- ~~6.d.~~ The Election Committee will audit the results on Friday before the Annual Meeting.
- ~~a.e.~~ The Chief of Elections will take in-person votes the morning of the meeting and present the final results to the GM or Presidents of the Boards^[CH5]. In the event of a tie ballot, a vote of those memberships in good standing present at the meeting shall be cast to break the tie.^[CH6]

PROPOSED BYLAWS CHANGES – (Continued)

SECTION II: Membership Requirements and Fees

A. Members

~~All new members are required to register and attend orientation. An orientation fee will be charged except when an existing member is moving from one property to another within the community. Orientations will be scheduled with the General Manager.~~

~~All members will be required to complete an Annual Registration Form and new members will meet personally with the General Manager~~[CH7]~~ or a Director of the Board for orientation.~~

- ~~1. An Orientation Fee, in addition to the annual dues and other assessments, shall be paid by all new Members. A member, who disposes of their property at Blue Ridge Shores but acquires another property at Blue Ridge Shores within one year, shall not be required to pay the processing fee. At the discretion of the Board~~[CH8]~~ the orientation fee may be waived in cases of transfer of property between members of a single family, or when a member acquires additional property within one year.
[9]~~
- ~~2. Orientation shall be accomplished by scheduling an appointment with the General Manager or a director on the Board~~[CH10]~~ at a mutually convenient time.~~

B. Non-Member Occupants

~~C. Non-Member Occupants may enjoy certain rights and privileges of membership in the association, as shall be prescribed by the board from time to time, except voting. Orientation, and the orientation fee are required before taking occupancy, shall be provided by the General Manager or a Director of the Board at a mutually convenient time.~~

[11]

D.C. Dues, Assessments and Rental Fees

1. Membership Dues:

~~Membership dues are subject to change by the Board. Collection of delinquent dues, fees, and/or assessment shall be initiated by the General Manager. In addition, all unpaid dues, fees, membership dues, fees and/or assessments due from any member, together with interest thereon and the costs of collection thereof, including attorney's fees, shall be secured by a lien on the Lot of the member. All such membership dues, processing fees, rental fees and assessments together with interest thereon and costs of collection thereof, and such attorney's fees, shall also be the personal obligation of the member who was the owner of such Lot at the time when the assessment fell due.~~[CH12]~~~~

2.1. Member Responsibility:

The member who is selling his/her property at Blue Ridge Shores is responsible to pay all dues, fees, assessments, etc., as provided in BRPOA Bylaws Article IV, Section 4, which fell due while such member was the owner of the property.

3.2. Annual Membership Dues of Members~~[CH13]~~

- a. The annual membership dues of members shall be established by the Board and shall be published in The Shore Line prior to January 1st of the year they will become effective.
- b. ~~Half of the annual assessment of dues and lot fees are due by March 1 and the balance is due by April 30 each year. A. The Board shall also be authorized to assess 5% penalty in the event~~

PROPOSED BYLAWS CHANGES – (Continued)

~~of nonpayment by April 30 will be assessed and added to the unpaid balance on July 1, such penalties as may be deemed appropriate for non-payment of dues, fees and/or assessments. [CH14] In the event of nonpayment of dues and lot fees by April 30 of each year, a 5% penalty will be added to the unpaid balance on July 1.~~

b.

- c. In the event it becomes necessary for an attorney to collect a delinquent account, ~~the~~ the delinquent member/property owner will be responsible for all interest owed, all costs of collection including phone calls, reproduction of documents, labor, and attorney's fees and attorney's costs of collection.

4.3. Rental Fees:

- a. The Board of Directors shall set an annual Rental Fee ~~in accordance with the "Virginia Property Owners Act".~~ The definition of a Non-Member Occupant is set forth in the bylaws ~~Article II section 1.L.- The definition of "Single Family Dwelling Unit is set fort in the bylaws Article II Section 1.M"~~ "In the event of nonpayment ~~60 31~~ days after the due date, a 5% penalty will be added." One day occupancy in a calendar month shall count as the entire month ~~[CH15].~~ [16]
- b. ~~Any member who fails to register Non-Member Occupants as defined in the bylaws shall be required to remit payment for all Rental Fees from the date of the occupancy of the residence by the Non-Member Occupant. The member may be submitted for a hearing before the Board and, if found in violation of this regulation, will be assessed a penalty of \$10 per day for up to 90 days for each property in violation.~~
- c. ~~The collection and remittance of the Rental Fee is the responsibility of the property owner/member and will be charged to him/her, along with the appropriate penalties. In the event of non-payment 31 days after the due date, a 5% penalty will be added. One day of occupancy in a calendar month shall constitute a whole month.~~

c. [17]

5.4. Failure to pay ~~all dues and fees by April 30th due date, dues and developed/undeveloped lot fees in full by April 30 due date.~~ [CH18]

- a. Any member who fails to pay dues and ~~developed/undeveloped lot~~ fees in full by April 30 will be subject to the following procedures:
- b. On July 1st a 5% penalty as defined in section II, C, 3 (a) of the Policies, Rules and Regulations, will be added to the unpaid balance. Within 60 days after May 1st, the membership will be limited to two (2) gate cards and will be referred to the Board of Directors for suspension of the other membership privileges and imposition of monetary fees or penalties under Article IV, Section 5 of the By-laws of the Blue Ridge Property Owners Association. The suspension of privileges including:
1. Suspension of trash collection.
 2. Access to common areas [RN19].
 3. Quantity of Gate Cards.
- b. ~~and~~ may remain in effect until the member has satisfied all outstanding debts owed to the Association.
- c. Within 30 days of July 1st, a lien will be secured on the property for any outstanding financial obligations owed to the association as defined in Section II, C, 1 of the Policies, Rules and Regulations.

PROPOSED BYLAWS CHANGES – (Continued)

- d. Once a lien has been secured, a warrant in debt will be pursued against the membership that includes legal cost incurred by the Association as well as any unpaid dues and developed/undeveloped lot fees, other fees, assessments, or penalties as well as any interest as awarded by the court. The warrant in debt will be filed with the Clerk of the Circuit Court by the Association once the time frame, which is established by the court, has passed.
- e. Once the Court has given a judgment to the Association and this judgment has been filed in land records, foreclosure proceedings may be initiated by the General Manager on any account in "Warrant in Debt" status that complies with the "Virginia Property Owners' Act".

6.5. Partial Payment Plans

Any member who wishes to pursue a Partial Payment Plan of membership dues must contact the General Manager to set up this program.

7. Rental Fees:

[CH20]

~~Any member who fails to register Non-Member Occupants as defined in the bylaws shall be required to remit payment for all Rental Fees from the date of the occupancy of the residence by the Non-Member Occupant. The member may be submitted for a hearing before the Board and, if found in violation of this regulation, will be assessed a penalty of \$10 per day for up to 90 days for each property in violation.~~

~~The collection and remittance of the Rental Fee is the responsibility of the property owner/member and will be charged to him/her, along with the appropriate penalties. In the event of non-payment 31 days after the due date, a 5% penalty will be added. One day of occupancy in a calendar month shall constitute a whole month.~~

[24]

SECTION III: Policies, Rules and Regulations

A. Policy and Authority:

Every member, non-member occupant and guest will comply with the intent of the Policies, Rules and Regulations. It is the responsibility of the Board to enforce them. ~~Appropriate~~[CH22] action will be taken by the Compliance Committee and/or Board for non-compliance with these Policies, Rules and Regulations.

B. General

1. Noise:

Any Noise that ~~may disturb~~~~creates a nuisance for~~ members, non-member occupants and guests shall not be allowed before 7:00 a.m. nor after 11:00 p.m., except on Friday, Saturday, Holidays and nights proceeding Holidays, when it shall stop at ~~12:00~~1 a.m. Operation of boats is covered under Section E., Boats.

~~(a) Auto radios/stereos must at all times be played in a manner that restricts the radio/stereo from being heard fifty feet past the exterior of a stationary vehicle.~~

2. Weapons:

The use or discharge of bows, crossbows and firearms or other weapons of any description shall be prohibited at all times except with written consent from the General Manager. Hunting of game, including trapping, shall be prohibited ~~except with written permission of the General Manager~~[CH23]. [24] The General Manager shall, in either case, grant or withhold consent according to the direction of the Board. The term "firearms" includes (but is not limited to) air guns, and other firearms of all types regardless of size. The Virginia code regarding the use and discharge of firearms shall be complied with at all times.

PROPOSED BYLAWS CHANGES – (Continued)

3. Alcoholic Beverages:

The use of alcoholic beverages is prohibited in any public area, except for planned parties which have been approved by the Board or the General Manager.

4. Pets

- (a) Limitations: Owners may keep customary pets on their lots. The number of customary household pets that are kept on a lot shall be limited by the owner so as to not constitute an annoyance to the neighborhood. Any keeping, boarding, breeding, or raising of animals for commercial or business purposes is prohibited.

Notwithstanding the forgoing, a person who, by reason disability or other condition, is expressly authorized by Federal or State or Local Law to keep a particular animal as a service animal shall provide documentation to establish that the person has a right to keep that particular animal as a service animal under applicable law.

- (b) Dogs Running at Large: Dogs shall be subject to the Louisa County Code, which governs as follows: The running at large of all dogs at any time is prohibited within the confines of Blue Ridge Shores Subdivision, Louisa County, Virginia. All members and non-member occupants on sighting dogs running at large should report the situation to the Louisa Animal Warden (894-3477). For the purpose of this ordinance, a dog shall be deemed to run at large while roaming, running, or self-hunting off of the property of its owner or custodian and not under its owner's or custodian's immediate control; provided, however, that no dog shall be deemed to be running at large in violation hereof if it shall be engaged in lawful hunting outside of the said subdivision under the direction of its owner or custodian and shall thereafter stray into said subdivision, provided that such owner or custodian shall place such dog under his immediate control within a reasonable time. Any person who permits his dog to run at large in violation of this ordinance shall be subject to a county fine of not more than \$100 for each occurrence. (See Section IV - C). Dogs may be exercised on a leash on the public right of way area abutting the roads as long as the owner picks up after the dogs. Further, it shall be the owner's responsibility to see that his or her dog is not a nuisance to the community.

5. Owners/Non-Member Occupants:

All members and non-member occupants in good standing shall have equal rights to use all common areas of BRPOA, Inc., property.

6. Curfew Common Areas Hours of Operation:

~~No person seventeen years of age and under is to be on any street or common property within Blue Ridge Shores or to be in a motor vehicle on any street or common property whether such vehicle is parked or in motion, between the hours of 10 p.m. and 6 a.m., unless accompanied by a parent or guardian or a person that has custody of the minor or an owner supervising a minor guest unless the minor is in lawful employment or participating in a school activity making it necessary to be on the streets or common areas[CH25]. Common areas are open from 6:00am until 11:00pm~~

7. Use of Association Periphery Property:

~~The use of BRPOA, Inc. owned periphery property is restricted to uses expressly approved by the General Manager when authorized by the Board.~~

PROPOSED BYLAWS CHANGES – (Continued)

78. Business Activities:

Every home based business shall comply with all applicable local ordinances, including obtaining all permits required by Louisa County. The business should be undetectable from outside the residence. The business should not generate excessive traffic, refuse, or noise beyond that of normal residential activity.

- (a) Door to door solicitation and literature "drops": of a commercial or political nature are prohibited within Blue Ridge Shores.
- (b) Yard sales are not permitted.
- (c) Commercial US Department of Transportation size Class 6 and above vehicles are not authorized to be parked on member's lots in Blue Ridge Shores. Class 4 & 5 vehicles are permitted on an individual case basis and approval of the General Manager.

~~Only a Class A business, as defined in the current Louisa County Code, shall be allowed to operate within the confines of Blue Ridge Shores. This would include only such business as would be undetectable from the outside of the residence, would not produce any excessive automobile activity, and with no visible storage or work site, waste by-products or noise beyond that of a normal residential activity.~~

- ~~(a) Door to door sales of a commercial nature, distribution of business advertisements, etc., are not permitted within Blue Ridge Shores.~~
- ~~(b) Yard sales are not permitted.~~
- ~~(c) No commercial vehicles longer than 20 feet are authorized to be parked in Blue Ridge Shores, including member's property, except when in use for work[CH26].~~

C. Member Property Maintenance:

1. Structures and Property: [CH27]

All structures and property, whether occupied or unoccupied, and any improvements thereon, shall at all times be the responsibility of the owner and shall be maintained in such a manner as to prevent their becoming unsightly or hazardous or a nuisance to the community. This shall include but not be limited to accumulated rubbish or debris, unattractive and unsafe growth, peeling or rusting paint, unsafe or run-down porches or conditions considered to be fire hazards or an eyesore. Any dwelling or other structure on any lot in the subdivision 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 sitelysightly condition with reasonable promptness, ~~provided, however, that in no event shall Ddebris must be removed within remain longer than~~ six (6) months.

2. Inoperable and Inoperative Vehicles:

A legally inoperable motor vehicle is a motor vehicle that is not legally operable on public roadways and includes a motor vehicle that is required to display but does not display a current Inspection Sticker or a license plate with current decals. Current registration and state inspection shall be furnished upon request by the Office.

An inoperative motor vehicle is a vehicle which is not in operating condition.

- (a) No legally inoperable or inoperative motor vehicle that is visible by someone standing at ground level from outside the property on which the vehicle is parked shall be parked on any lot in the sSubdivision.
- (b) No legally inoperable or inoperative motor vehicle shall be parked on any street or common property in the sSubdivision.
- (c) The usage of a vehicle car cover will not satisfy the intent of this policy.

PROPOSED BYLAWS CHANGES – (Continued)

3. Signs:

No signs of any kind except those indicating the owner's name, address number and conservative property title and having an area of not more than two (2) square feet shall be displayed on any lot without the written permission of the Board. The Board has provided the General Manager at his/her discretion, the right to approve signs having an area not more than two square feet for home alarm systems or for special needs by the Law Enforcement Community's employees living in Blue Ridge Shores. The 9-1-1 house number, ~~shall be clearly visible in accordance with assigned by the Louisa County Code Chapter 64, Streets and Sidewalks Article II, Division 3 Address Numbers Sec 64-73. Planning Office, shall be displayed in 3" numbers, clearly visible from the street, within 60 days of assignment. The 9-1-1 number must be displayed on the same side of the street as the house and adjacent to the entryway/access to your house from the street. If more than one residence shares a driveway or access road, the 9-1-1 number must be displayed also on each dwelling.~~

[28]

4. Mailboxes:

Mailboxes shall be ~~installed and~~ maintained in a sound and sightly condition ~~and in accordance with USPS Regulations.~~ Mailboxes shall not be installed ~~without consulting Miss Utility and Ridge Utilities and marking underground utilities until Ridge Utilities, Inc., has been consulted to locate underground water lines to prevent damage to said lines.~~ Failure to have the water lines located shall cause the property owner to be responsible for the cost of repairing the damage caused to the water lines. The Association is not responsible for damages that may occur to Member's mailboxes as the result of employees performing routine or emergency maintenance of the ~~right-of-ways~~rights-of-way.

5. Removal of Debris, Garbage and Trash:[CH29]

~~7.1.~~ Garbage/Trash Collection: Regular household garbage/trash collection is provided by the Association once per week. ~~Only the trash container provided by the vendor will be emptied on trash day. A second container can be obtained at the office for an annual fee. A container provided by the vendor is the only container that can be used. Other trash cans, trash bags, etc; may not be placed at the road and will not be picked up.~~ All trash must fit inside the container with the lid closed. Garbage pick-up does not include leaf collection, bicycles, sinks, exercise equipment, tires, large items, etc. It is the Member's responsibility to properly dispose of large items that do not fit inside the container.

The container may be placed at the street property line no earlier than the day before the scheduled pickup and should be returned to a location shielded from view within the property line by the end of the pickup day.

Trash container holders should shield the trash containers from public view from the BRS roadway; and conform to all setback requirements (i.e., no structure inside the front 20 foot setback from the BRS right-of-way). In special cases, the GM may consider granting a waiver and permitting a ~~shielded~~ container holder inside the front 20-foot setback line, but only in a location and manner approved by the GM.

~~8.2.~~ The trash barrels in the parks and picnic areas are for the exclusive use of picnickers and are not to be used by homeowners in Blue Ridge Shores as a receptacle for general household garbage and/or trash.

~~3.~~ Outside burning must be done in accordance with existing state and county laws.

~~9.4.~~ ~~and t~~The dumping of trash on BRPOA property is prohibited.

~~10.5.~~ Debris, bottles, cans or other debris shall not be thrown into the lake, on the beaches, in picnic areas, the roads or on any BRPOA property.

PROPOSED BYLAWS CHANGES – (Continued)

6. Removal of Unsafe, Unsightly Docks, Piers or Boat Houses:

The Board may order the General Manager to remove any dock, pier or boat house located on lake front property that is unsafe or in need of repair after the owner has been notified and has been given a reasonable time to make the repairs. The cost of this removal will be charged to the property owner.

7. Septic System:

Member/property owner septic tanks shall be inspected at the owner's expense by a licensed septic tank contractor, and the tank(s) shall be pumped a minimum of every five years, unless certified by a licensed septic tank contractor as not needing pumping at the time of inspection. All members having the Alternative Onsite Sewage Disposal System are required by State Law to have inspections performed annually by a qualified provider. The property owner shall provide the General Manager with a signed certificate identifying the inspector/pumper with license number, ~~and information on condition,~~ the date service was performed and the condition of the septic system. ~~This policy is effective June 1, 1997.~~

D. Boats:

1. General Manager Authority:

The General Manager or the agent of the General Manager shall have the authority to order the immediate removal from the lake of any boat in noncompliance with the rules governing said boat.

2. Authorized Boaters:

Only boats titled to members and/or non-member occupants in good standing with the Association may be launched on Lake Louisa. Boats belonging to non-members, family members or to guests of members may not be registered for use on Lake Louisa. ~~The member is responsible for all actions of any non-member, family members or guests while operating the said member's boat. Any boats launched which do not comply with this section will be in violation of the rules and regulations.~~ Any member and/or registered non-member occupant will be held responsible for any violation of BRS boating rules and regulations by an individual who gains access to Lake Louisa through their membership.

3. State Law Compliance:

~~All~~ State laws ~~applying governing the~~ to-ownership and operation of boats are applicable, ~~and a~~All boats shall carry U.S. Coast Guard approved lifesaving equipment for each passenger. ~~Details are available at the Blue Ridge Shores Office.~~

4. Radios and Stereos:

Watercraft radios/stereos must at all times be played in a manner that restricts the radio/stereo from being heard fifty (50) feet past the exterior of the watercraft.

5. Registration:^[CH30]

- (a) All motorized and non-motorized boats are required to be registered with the Association. All members are required to provide a copy of a current valid state registration or title for powerboats to the General Manager. A Blue Ridge Shores boat sticker is required to be placed on both sides of all boats near the state registration numbers. For non-motorized boats, the stickers shall be placed on the front half of each side of the boats. A Blue Ridge Shores registration card shall be issued for each motorized boat. These cards shall be carried

PROPOSED BYLAWS CHANGES – (Continued)

on the boat while it is operated. Revocation of membership privileges will result in the nullification of any boat registration. No refund of any fees paid will be made.

- (b) Boats shall be insured (liability insurance) for personal injury and for property damage. Evidence of this insurance shall be certified to the General Manager before the current year's boat sticker shall be issued.
- (c) Power boats permitted on the lake shall have no more than 350 horsepower and shall be no more than 22 feet (no more than 30 feet if a pontoon) and must have adequate exhaust and noise abatement systems. All power boats shall operate below the maximum decibel level allowed by the Louisa County Zoning for the Blue Ridge Shores property. Jet Powered Boats are not permitted to be used on Lake Louisa except those registered prior to July 14, 2012 and they may not be replaced or registered by other members.
- (d) The speed limit for all boats on the lake between 9:00 a.m. and sunset shall be 36 miles per hour. Boats are required to proceed at no wake speed between sunset and 9:00 a.m.
- (e) There shall be a one-time registration fee for all non-motorized boats.
- (f) There shall be an annual registration fee for all motorized boats.
- (g) Boat trailers shall be required to display a sticker on the hitch end of the trailer frame. The boat trailer sticker shall be issued after the registration fee is paid for the motorized boat.
- (h) In the interest of safety, the Board of Directors of the Board of Directors of Blue Ridge Shores BRPOA Inc. requires completion of the Virginia Boating Safety Education Requirements or the equivalent for operation of a boat with ten (10) horsepower or greater on Lake Louisa. The member is required to submit proof of compliance for their file in order to receive their annual boat registration. A member who does not or cannot operate their boat may register the boat if they present proof for their file that a family member has met the Boater Safety Education Requirements and specify that the family member will operate the boat. All members are required to carry proof of completion of the course while on the lake operating a boat as prescribed in this section. The Association will comply with sections of the State Code on this issue.

If a boater shows evidence of completion of a safety course in his or her home state and is in Virginia for less than 90 days, they are not required to take the Virginia course. Also, an individual under direct supervision of an individual who has met the requirement is ~~also~~ not required to take the course. While completion of a boating safety course is no guarantee that an individual will operate a boat in a safe manner, awareness of what constitutes safe boating is important and could make Lake Louisa a safer place for all to enjoy.

- (i) All boats shall display a BRS boating safety decal on their console or equally noticeable location without hindering the operator's line of sight.

6. Personal Watercraft:

Personal Water Craft (PWC) as defined by the VADGIF are not permitted on the lake with the exception of law enforcement, state and local agencies in an official capacity, or rescue services for emergency situations only.

7. Right-of-Way and Other Limitations:

- (a) Any authorized watercraft not under motor power, (i.e., canoes, rowboats, paddleboats, kayaks, sailboats, etc.) always have the right-of-way; refer to Virginia's Watercraft Owner's Guide.

PROPOSED BYLAWS CHANGES – (Continued)

- (b) Gas powered motorized boat traffic is required to travel only in a counterclockwise direction. Each boat owner is responsible for his boat's wake as well as for the boat itself.
- (c) Fast moving boats, boats towing skiers, tubers, aqua boards, or towable of any kind, are required to stay at least 100 feet from the shoreline and docks, except while taking off and landing.
- (d) The operator of any power motor boat is required to be 14 years of age or older. While towing a skier, or person on a tube, aqua board, or towable of any kind, it is required that there be an observer at least 12 years of age in the boat in addition to the operator.
- (e) Water skiing, tubing, aqua boarding, or towable of any kind, are permitted only from 9:00 a.m. until sunset. Boats with ballast should stay at the center of the lake when loaded, and travel at no wake speed within 100 feet of shoreline or docks.
- (f) All boats are to have required navigational lights on when operating after ~~dusk~~ sunset or before ~~dawn~~ sunrise.
- (g) Boats shall proceed at idling no wake speeds at the slowest possible speed required to maintain steerage and headway when approaching and leaving a docking area.
- (h) Prohibited Uses: Boats shall have no toilet facilities.

8. Reporting Violations:

In the interest of safety, members who witness boat operators violating any rules and/or regulations are encouraged and expected to report such violations to the Association Office.

9. Storage, Docking, Launching:

Boats shall only be docked, launched and stored at authorized places. Storage of boats is at the owner's risk. ~~Boats may be stored on Association property only as outlined below.~~ Any other docking or storage of boats at Association facilities or property is a violation of this rule and the boats will be removed and stored by the Association at the owner's risk and expense. The only common area for motorized boat launching is adjacent to the main marina.

10. Boat Trailers and Trailers with Boats:

~~11.~~

Boat trailers with current registration and Blue Ridge Shores Boat stickers may be parked in the area opposite the Association Community Center when using the lake. Boats on trailers with current registration and Blue Ridge Shores Boat stickers may be temporarily stored in the area opposite the Association Community Center with the permission of the Association. No boat or trailer may be parked in a manner to impede access to the Community Center Parking area or the Association Boat Ramp. Contact the General Manager for permission for overnight parking in this lot. Boat trailers or trailers with boats with current registrations and Blue Ridge Shores Boat stickers may be stored on Saturdays, Sundays and holidays in the area opposite the Association Community Center on a space available basis without charge. They shall not be parked in such a manner that will block ingress or egress to the Association boat ramp or Community Center parking area.

11. Slip Rentals

~~12.~~

PROPOSED BYLAWS CHANGES – (Continued)

13. Slips are available for rental to members and non-member occupants in good standing upon the payment, in advance, of an annual fee to be set by the Board.

14. It is the responsibility of the member or non-member occupant to remove theirhis/her boat in the event of a drawdown of the lake. Use of the marinas is at the boat owner's risk.

15. The fee shall not be prorated for periods less than the designated rental period as set by the Board.
[31]

16-12. Dry Storage

17. Dry storage for small boats (size determined by the General Manager) is available to members in good standing upon payment, in advance, of an annual fee to be set by the Board.

18. The rental fee for each dry storage space shall n[32]ot be prorated for periods of use less than the designated rental period as set by the Board. Use of the dry storage is at the boat owner's risk.

E. Association Recreation Areas:

1. Beach Areas:

- (a) Definition: Beaches are defined as those parts of Association property common area that are sand covered and adjacent to the lake.
- (b) Beaches are open for use at times set by the Board. The authorized times and rules for use of beaches shall be posted at the beaches. Lifeguards are not provided. Swimming is permitted at swimmer's own risk. Failure to comply with beach rules and/or regulations may result in loss of beach privileges.
- (c) Children Age Limitations on the beach or in the water.:
 - (1) Children of ages 5 to 12 years must be accompanied by a responsible person of 16 years or older who knows how to swim. when on the beach area.
 - (2) Children under 5 years of age must be under the direct supervision of an adult at least 18 years who knows how to swim. while in the water.
 - (3) The water slide is only for the use of children 10 years old or younger.
- (d) Area and Equipment Regulations:
 - (1) No beginners or non-swimmers are allowed past the first ropeposts. No one is allowed to be under the dock. or floats or to dive off the small float.
 - (1) [33]
 - (2) Swimming off of the Association docks is discouraged due to danger from boat traffic. You may swim at your own risk and at no time will the Association be responsible for injury sustained while swimming from Association docks.
- (e) No dogs or other animals are permitted on any beach.
- (f) The Association will not be responsible for clothing or valuables at these areas nor for injury sustained while at these areas or in the water.
- (g) No alcoholic beverages of any kind are allowed.
- (h) Glass containers are not allowed on the beach.
- (i) All trash, including cigarette butts must be put into trash cans.

PROPOSED BYLAWS CHANGES – (Continued)

- (j) No cooking is allowed on the beach.
- (k) No food or drink is allowed while in the water.

2. Play Areas:

- (a) Definition: Areas which include playground with play equipment, tennis courts, basketball courts, ~~pavilion and~~ surrounding picnic grounds, public docks and picnic areas, nature trails, and mountain bike ~~trails, or-ATV-trails.~~^[34]
 - (1) ~~No animals are allowed in these areas. Dogs may be exercised on the public right of way area abutting the roads and the nature trails.~~^[CH35]
[36]
 - (2) Skateboarding is not permitted at any time in these areas including the parking areas of the administrative office, community center and roads leading to the parking areas and the combination concession and storage building. In addition, skateboarding is not permitted on any part of the dam emergency spillway area.
 - (3) While on any property under control of the Association, all persons shall conduct themselves in a modest and appropriate manner. No abusive or profane language or roughhousing is allowed.

F. Lake:

1. Temporary Structures:

No barrels, buoys, floating docks, etc., of any kind shall be placed in the lake without prior written approval of the Board. Using a Lake Request Form, state object, its purpose, placement location, distance from shore and justification, ~~for policy exception.~~ The Form will be reviewed and approved by the General Manager for accuracy and forwarded to the Board of Directors for final review and approval.

- (a) The Board reserves the right to deny requests, move, remove, or adjust the location of any or all non-permanent structures placed in the lake.
- (b) ~~Control buoys together with necessary concrete, anchors, chains, etc., shall-must be installed and maintained be provided~~ by the Association.^[CH37]
- (c) All unapproved items will be removed immediately, at the expense of the member, as directed by the General Manager.
- (d) Inflatable temporary devices or play items must be anchored or tethered to the dock or shoreline in such a manner that prohibits them from floating away. They can protrude out into the lake no more than fifty feet (50') from the shoreline.

2. Fish Shelters

Approval from the Board of Directors is required prior to installation of any fish shelter in the lake.

3. Fishing regulations:

Fishing on Lake Louisa is limited to members, non-member occupants, family members and authorized guests who are properly licensed. Rules and Regulations promulgated by the Virginia Department of Game and Inland Fisheries will be observed at all times. Special restrictions as to keeper size and numbers are posted around the lake and published from time to time in The Shore Line.

PROPOSED BYLAWS CHANGES – (Continued)

4. Structure Reflectors:

In order to identify the protruding outline of all lake structures, existing and new, two-inch minimum diameter white reflectors shall be affixed along the sides of the structures within one foot of both sides of each lakeside corner. Reflectors shall be placed along the side of all piers and on the bottom edge of all boat houses. Reflectors shall be placed no more than 3 feet above normal pool level.

5. Ice:

When ice has formed on the Lake, it will be prohibited for any member, non-member occupant, their family or guests to be on the ice for any reason. Failure to comply with this section is cause for the General Manager to refer those responsible to the Compliance Committee for adjudication.

G. Safety and Security:

1. Traffic and Parking:

Pursuant to Section 46.2-102 Code of Virginia, (1950), as amended, all roads and streets now or hereafter owned by Blue Ridge Property Owners Association, within Blue Ridge Shores Subdivision, Louisa County, Virginia, are designated for law enforcement purposes only, to be "highways," as defined by Section 46.2-100 Code of Virginia (1950), as amended. Designation of such roads as "highways" shall not affect their status as private roads or private streets for any other purposes including maintenance and control of access. This ordinance shall not be construed to impose any burden on Louisa County or its law enforcement agencies, and more specifically, Louisa County shall have no duty to construct, upgrade or maintain the aforesaid roads and streets designated as "highways" in Section 74-19.

- (a) Parking is authorized only in designated areas and is prohibited on any road or road right-of-way when such vehicle parking would create a traffic hazard.
- (b) No commercial vehicle is permitted to park on roads which are maintained and supervised by the Association or on private property without the prior approval of the General Manager except while actually loading, unloading or making service calls.

2. Vehicle Regulations:

- (a) Speed Limits: The speed limit at Blue Ridge Shores is twenty-five (25) miles per hour unless otherwise posted. The use of ~~r~~ Radar will be used to enforce posted speed limits in accordance with the state and county regulations.
- (b) Recreation vehicles of members, family members, nonmember occupants or guests cannot be used on property for cooking, eating, sleeping or other activities. House trailers are not permitted on Association or private property at any time.
- ~~(c)~~ Motorcycles must be registered in Virginia or the home state of the owner or Non-Member Occupant and operated only by licensed drivers on roads within Blue Ridge Shores.
- ~~(c)(d)~~ All unregistered motorized vehicles, including, but not limited to, motor bikes, mini bikes, go-carts and ~~ATV/UTV's~~ ~~golf carts~~ are prohibited from using the roadways within Blue Ridge Shores. ~~NO EXCEPTIONS, except golf carts are subject to the operation limitations set forth in Section 74-120 of the Louisa County Code.~~
- ~~(d)~~ All golf carts are required to be registered with the Association. ~~A Blue Ridge Shores decal is required to be placed on both sides of the golf cart.~~
- ~~(e)~~ Permitted golf carts shall be:
 - ~~a. Insured~~ ~~insured~~ (liability insurance) for personal injury and property damage to meet minimum requirements of Section 46.2-472 (Code of Virginia). Evidence of insurance

PROPOSED BYLAWS CHANGES – (Continued)

shall be certified to the General Manager before the current year decal shall be issued[CH38].

- b. Golf Carts are limited to a self-propelled vehicle that is designed to transport persons playing golf and their equipment on a golf course.
- c. Must be registered with the Association and obtain an annual decal and required to be placed on both sides of the golf cart.
- d. Operators must possess a valid state driver's license.
- e. Must comply with all laws pertaining to the use and possession of alcoholic beverages.
- f. Only the number of people the golf cart is designed to seat may ride in the golf cart. Passengers shall not be carried on the part of the golf cart designed to carry golf bags or other equipment.
- g. Must be operated to the extreme right of the roadway and must yield to all vehicles and pedestrian traffic.
- h. Shall be operated only between sunrise and sunset, unless equipped with such lights as are required in Section 46.2-1010 (Virginia Code)
- i. Shall not be operated during inclement weather or when visibility is impaired by weather, smoke, fog, or other conditions unless operated with lights.
- j. Shall display a slow-moving vehicle emblem in conformity with Section 46.2-10.81 (Virginia Code)
- (e)k. Members that become MNIGS or have their membership privileges revoked will result ing the nullification of any golf cart registration. No refund of any fees paid will be made.

3. Access:

No right of way will be granted for access to any property outside of Blue Ridge Shores without formal action by the Board. Any other uses of periphery property of BRPOA, Inc is restricted to uses expressly approved by the Board of Directors.

[39]

H. Guests:

~~This is a gated community.~~ Guests must be invited by members, and members are responsible for their guests' actions. ~~are obliged to contact their hosts via the intercom device provided at each entry.~~

I. Group Outings and Use of the Community Center:

1. The use of Association beach facilities by groups in excess of fifteen (15) persons shall be limited to Monday through Friday and then only on non-holidays during the period of Memorial Day through Labor Day, inclusive. This does not preclude the use of the Community Center ~~or the pavilion~~[40]. Special arrangements for family sponsored affairs can be arranged.
2. The sponsoring member or non-member occupant must be an active participant of the group sponsored ~~and~~ present at the time of the activity and responsible for all actions of the group.
3. Members and non-member occupants are responsible for their guests complying with BRPOA Policies, Rules and Regulations.

PROPOSED BYLAWS CHANGES – (Continued)

4. Use of the Community Center is available under the sponsorship of members and non-member occupants. The responsibilities for use are published in BRPOA Standard Operating Procedures[CH41].

SECTION IV: Complaint and Rule Enforcement

A. Policy:

It is the responsibility of members, non-member occupants, guests, employees and others authorized to enter Blue Ridge Shores to comply with the intent of the Recorded Restrictions, Bylaws, Policies, Rules and Regulations of the Association.

When a condition exists which is detrimental to the purposes of the Association or when the Bylaws, Policies, Rules and Regulations, Recorded Restrictions or Building Regulations of the Association are not being complied with, the General Manager has the right, duty and responsibility to initiate a complaint against the offender(s). A Warning of Violation or Citation of Violation may be issued by the General Manager or their/his/her designees.

Any member, non-member occupant or employee of the Association may initiate a complaint and bring submit it to the General Manager or the Board.

B. Security and Safety Enforcement:

Under the direct supervision of the General Manager, any security established shall enforce the Recorded Restrictions, Bylaws and Policies, Rules and Regulations.

C. Complaint and Violation Process:

Complaints concerning an individual, group or the Association shall be in writing and initially processed by the General Manager for resolution. If the complaint concerns the General Manager, it shall be directed to the President of the Board. When a complaint cannot be resolved by the General Manager, it shall be sent to the Compliance Committee for adjudication.

1. Immediately after receiving the written complaint, the General Manager shall attempt to remedy the condition which is the subject of the complaint. If the General Manager feels that issue is resolved, the complaining party(s) shall be notified of the action taken within two (2) weeks of the date the complaint was received.
2. In those cases where the issue is not resolved, the General Manager shall notify the complaining party(s) in writing that the issue is unresolved and inform them/him/her of the action taken.
3. After receiving the written and signed Complaint Form, The General Manager shall then enter on the form what and when the action was taken to resolve the issue and sign and date the document. The General Manager shall then, in writing, notify by hand delivery if possible (receipt required) and/or by certified mail (return receipt requested) and regular U.S. mail the person(s) who is/are the subject of the complaint of the nature of the complaint lodged against him/her/them. This notification shall also state that the matter is being forwarded to the Compliance Committee for adjudication. A copy of all the documentation pertaining to this complaint shall be sent to the Compliance Committee Chairman for action.
4. When the General Manager or the Board determines that a violation against the Association Bylaws, Policies, Rules and Regulations, Recorded Restrictions or Building Regulations has occurred, a Warning of Violation or Citation for Violation will be issued to the violator(s) depending on the seriousness of the violation. A copy of all Warning of Violations and Citation for Violations issued shall be maintained by the Association as an official record of the violation.
5. When a Citation for Violation is issued, the General Manager shall send the violator(s), by hand delivery (receipt required) if possible and/or by certified mail (return receipt requested), and U.S. mail

PROPOSED BYLAWS CHANGES – (Continued)

a copy of the Citation for Violation and a letter explaining the rights of the violator(s) and stating that the matter has been referred to the Compliance Committee for adjudication. A copy of all documents concerning this case shall be sent to the Chairperson of the Compliance Committee.

D. Compliance Adjudication

1. Compliance Committee:

The Compliance Committee shall have as its purpose the adjudication of complaints and violations related to the Association Bylaws, Policies, Rules and Regulations, Recorded Restrictions and Building Regulations. The Compliance Committee shall be a standing committee that has a minimum of three (3) members and maximum of seven (7).

- (a) The Chairperson, who shall be a past or current member of the Board, shall be appointed by the Board for a one (1) year term.
- (b) No member of the Compliance Committee may participate in any case or action before the Compliance Committee which involves his or her family or who has a conflict or potential conflict of interest.

2. Scheduling Hearings:

The Chairperson of the Compliance Committee in coordination with the General Manager shall schedule all Compliance Committee hearings of complaint and violation cases. Notice of the scheduled hearing must be sent to all involved parties by certified mail (return receipt requested) and hand delivered if possible (receipt required) and regular U.S. mail. ~~Or d~~Delivery by electronic means can also be used whenever possible.

(a) Complaint Hearings:

When the General Manager's action does not resolve an issue or complaint, then the General Manager, or the complaining party(s), or the party(s) who is/are the subject of the complaint may request a hearing before the Compliance Committee. The hearing is to be held within four (4) weeks of the time of request, but no less than fourteen (14) days after the date of notification by certified mail (return receipt requested) hand delivered if possible (receipt required) and regular U.S. mail. In special cases hearings may be scheduled sooner, providing that all parties agree and have a reasonable amount of time for preparation.

(b) Citation For Violation Hearing:

These hearings shall be scheduled at least fourteen (14) days from the date of the issuance of the Citation for Violation. When a citation is issued, the General Manager may deny the individual(s) the use of designated membership privileges until the Compliance Committee hears and rules on the case.

3. Conduct of Hearings:

All individuals whose cases are pending before the Compliance Committee are entitled to be present and represented by counsel when their cases are considered by the Committee and may present any facts for their consideration. Hearings will be open sessions as a general rule; however, the Committee is authorized to hold executive sessions. All decisions and rulings shall be announced in open session including executive session decisions. The Committee shall maintain documentation of all hearings, which will be filed as part of the Association's permanent records. All results of the Compliance Committee hearings shall be provided to the Board at the following Board Meeting.

PROPOSED BYLAWS CHANGES – (Continued)

4. Executive Session:

An Executive Session is defined as a meeting at which all persons are excluded except those invited to attend by the Compliance Committee. Any case decision resulting in a formal ruling must be stated in open session and duly recorded in open session minutes. An Executive Session must be for one of the following purposes.

- (a) Discussion concerning the formal decision of a case before the Compliance Committee.
- (b) Discussion concerning an advisory opinion.
- (c) Strategy and negotiations with respect to possible or pending claims or litigation.
- (d) Matters concerning security/strategy or the deployment of security personnel, or information affecting public safety.
- (e) Discussions of any matter which would result in the disclosure of personnel records or other information covered under the Right to Privacy Act.

E. Assessment of Charges

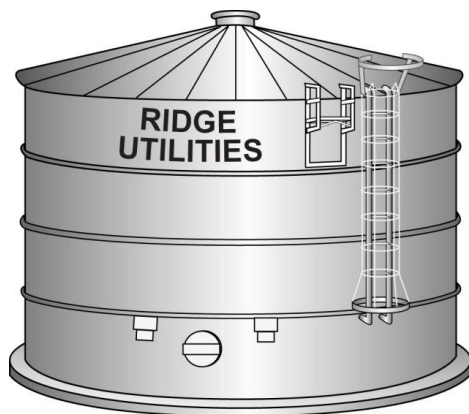
1. The administration of charges shall be fair and equitable. The Compliance Committee has the authority to impose charges for violations. A general guideline is provided as follows:
 - (a) A written warning may be issued for a first violation of any Bylaw, Policy, Rule and Regulation, Recorded Restriction or Building Regulation; however, charges may be assessed for more serious first offenses.
 - (b) Violators who fail to remedy the violation(s) and/or pay charges within fifteen (15) days and/or ignore charges assessed by the Compliance Committee and have not submitted an appeal to the Board are subject to additional charges and all legal fees.
2. Members/non-member occupants are responsible for their guests and charges may be assessed for violations committed by the guest(s). ~~The responsibility for guests is associated with the access code/card used for entry. and/or the~~ The member/non-member occupant responsible for the guest(s) ~~and shall~~to abide by any decisions made by the Compliance Committee including right to appeal.
[42]
3. The hearing result shall be ~~delivered by~~ hand ~~delivered or mailed by registered~~ or certified mail, return receipt requested~~[CH43]~~, to the member at the address of record with the Association within seven days of the hearing.

F. Appeal of a Case:

1. Decisions by the Compliance Committee acting as an agent of the Board may be appealed to the Board. The appeal must be submitted in writing within fifteen (15) days ~~of the date of the decision.~~
2. All individuals whose cases are appealed to the Board are entitled to be present and represented by counsel when their case is considered by the Board and to present any facts for consideration of their case. The Board shall make every effort to act expeditiously and shall render a decision at the next regularly scheduled meeting following that meeting at which the Board was officially informed of an appeal which required this action.
3. Following consideration of the appeal by the Board, the decision of the Board shall be final and, if it includes a monetary charge, said charge must be paid thirty (30) days from the date of the decision. Failure to pay charges within the prescribed time is cause for legal action.

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 Jane T. Sleight, 1st Vice President
 Hal Davis, 2nd Vice President
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