

LAKESIDE DEVELOPMENT HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS FOR OPEN SPACE AREAS

Authority: Subdivision Deed of Covenants and Chapter 26 of Title 55 of the Code of Virginia 1951, as amended.

These rules and regulations are written under the authority hereinabove noted and are an extension to the covenants contained in the deed to the property.

Adoption of rules: The board of directors is charged with the responsibility of establishing, adopting, publishing and enforcing rules and regulations within the scope of its responsibility in accordance with the covenants regarding, but not limited to, the use of open space areas within the confines of the LDHOA, Inc.

- A. The board of directors is responsible for the management of the open space areas. The open space areas are for the exclusive use of LDHOA members, their tenants, guests, and invitees. It is the duty of LDHOA members to report individuals engaging in activities enumerated under section B (Prohibited Activities) to law enforcement authorities.
- B. Prohibited Activities. The following activities, actions, and conduct are prohibited on the open space areas:
 1. **Motor vehicles** - The operation or storage of motor vehicles, recreational vehicles and other equipment, including, but not limited to: cars, trucks, jeeps, boats, all-terrain vehicles, motorcycles, etc., except for service vehicles and equipment of utility companies, the LDHOA, their agents and contractors
 2. **Dumping** – The dumping or depositing of any refuse, trash, grass clippings, leaves, tree or shrubbery or vegetative material, soil, rock, hazardous material, or other materials
 3. **Hunting** – The hunting or trapping of animals
 4. **Use of Weapons** – The discharge of items including, but not limited to, firearms, archery devices, air or spring powered weapons
 5. **Camping** – Camping or otherwise using the grounds for domiciliary purposes
 6. **Structures** – The construction or erection of any permanent or temporary structures including, but not limited to, tree houses or stands
 7. **Vegetation and Soil** – The removing, cutting or otherwise disturbing or altering vegetation, rocks, or soil located on open space areas with the exception of utility companies, the LDHOA, their agents or contractors