



## **Forest Lakes Property Owners Association**

### **FLPOA Policies, Rules, and Regulations**

Revised: April 18, 2017

#### **Table of Contents**

<b><u>Policies, Rules and Regulations</u></b>	<b><u>Page(s)</u></b>
<b>Boat Registration Policy</b>	<b>2</b>
<b>Common Area and Security Regulations</b>	<b>3 - 5</b>
<b>Community Boat Policy</b>	<b>6</b>
<b>Covenants/Rules Enforcement Policy and Complaint Process</b>	<b>7 - 8</b>
<b>Pet Policy</b>	<b>9 - 10</b>
<b>Pool and Pavilion Policy</b>	<b>11 - 12</b>
 <b><u>Policy, Rules and Regulations Related Forms</u></b>	
<b>Covenants/Rules Non-Compliance Report Form</b>	<b>13</b>
<b>Guest Fishing Authorization Form</b>	<b>14 - 15</b>
<b>In-Home Occupation Certification Form</b>	<b>16</b>

## **Boat Registration Policy Forest Lakes Property Owners Association**

1. All boaters using Swan Lake and Spring Lake (“the Lakes”) must follow safe boating practices, the rules of this boat registration policy, and applicable Virginia State Boating Safety Regulations. Some examples of safe boating practices are (but not limited to): a wearable PFD (personal floatation device) for each person in the boat, non-swimmers should wear life vests (PFD), no intoxicated persons in a boat, and boat capacity limits should not be exceeded.
2. All boats used on the Lakes and/or stored on community property must be registered with the FLPOA by a Forest Lakes property owner. In addition, each boat must have FLPOA registration decals prominently displayed.
3. Two identically numbered decals will be provided for display on each side of the bow of each boat registered.
4. The registration fee is \$15.00 for one or more boats and the first boat’s decals, and \$5.00 per additional boat decal set, payable through and administered by the FLPOA administrative office.
5. In addition to use on the Lakes, registration also entitles a registrant who does not have a lakefront lot, on a first come, first served basis, to an assigned storage location on the FLPOA community boat rack near the dock on Swan Lake.
6. Boats on the community boat rack must be locked in place. We advise that these boats be locked on both ends. FLPOA is not responsible for stolen or damaged boats.
7. After January 1, 2012, any unregistered boat identified on community property is subject to immediate removal, and subsequent disposition after a 60 day wait period.
8. Registration is not transferable, and ends automatically if the registrant moves outside the Forest Lakes community.
9. All boats are to be re-registered every 5 years. Timing starts with the most recent date of registration (decal purchase). *(Note – the decal life expectancy is estimated at 5 years.)*
10. Replacement decals will be issued for lost or damaged decals, at a fee of \$5.00 per boat. The purchase of replacement decals does not change the applicable re-registration date.
11. The use of gasoline motors on the Lakes is prohibited. The use of a gasoline motor may be permitted by contractors or volunteers on behalf of the Association for the specific purposes of lake maintenance and/or safety. When a gasoline motor is used on one of the Lakes, the boat operator must have prior approval from the FLPOA Board for such use. Small, battery operated electric trolling motors are permitted.
12. Boat Launching is permitted from the common area boat launch ramp at the end of the pool parking lot. Do not take vehicles off any paved area to launch boats.

Approved: 9/8/2011

## **FOREST LAKES PROPERTY OWNERS ASSOCIATION** **COMMON AREA & SECURITY REGULATIONS**

The Board of Directors recommends that every property owner participate in the enforcement of the following regulations in order to keep security costs down and to insure a safe and trouble free neighborhood.

- Each resident is strongly encouraged to know his/her neighbors.
- Observe posted speed limits.
- Be alert to unusual or suspicious activity and report to the Bedford County Sheriff's Department: 586-7827. For an emergency, dial 911.
- Record pertinent dates, times, activities and descriptive information.
- Report concerns to Neighborhood Watch/Security Coordinator/Block Captain, or Board Member.

### **TRESPASSING**

- No trespassing on any private property including lakefront and undeveloped lots.

### **SPEED LIMITS**

- 25 MPH on all subdivision roads.
- REPORT OFFENDER'S license number, vehicle description, and pertinent information to the Bedford County Sheriff's Department: 586-7827.

### **TENNIS COURTS**

- Tennis courts must be locked after use. The DIAL on the lock MUST BE TURNED to secure lock.
- Tennis courts are for tennis only. NO SKATE BOARDING, ROLLER BLADING, ETC. ARE ALLOWED. No Alcoholic Beverages are allowed on or around the Tennis Courts.
- When others are waiting, tennis court use is limited to one and one half-hour from the time you begin. If courts begin simultaneously, the singles players leave before the doubles players.
- Court shoes are required.
- Use the pool parking lot for parking. Do NOT park on the shoulder of the road.

### **SWIMMING POOL AREA**

- Admittance to the pool requires a card to access the Maglock entry door. The first pool access card is free for all new residents, Family memberships, and FAST Individual memberships. Additional cards are \$15 each. You may obtain a card from the Pool Manager at 316-9635.
- The Pool Policy outlines all rules pertaining to the use of the Pool; it should be reviewed annually, especially regarding safety and restrictions when lifeguards are not present.
- No vehicles or activities are permitted in the pool parking lot from 10:00 p.m. to 6:00 a.m.

### **BASKETBALL COURT**

- For residents and guests only ---- PLAY AT YOUR OWN RISK
- No excessive noise per the Ordinance in the Bedford County Code Chapter 14, Section 14.13 & 14.18
- No Alcoholic Beverages
- Pool parking will take precedence over playing basketball when parking is needed.
- No vehicles or activities are permitted in the pool parking lot from 10:00 p.m. to 6:00 a.m.

## **SWAN LAKE AND SPRING LAKE**

**THE LAKES ARE FOR FLPOA MEMBERS AND THEIR GUESTS' BOATING AND FISHING ENJOYMENT. Entering into the water or on the ice in winter (wading, swimming, walking on the ice, ice-skating, etc.) is strictly prohibited. No Alcoholic beverages are allowed on the lakes and associated common areas.**

### **FISHING**

- Fishing is for DUES PAYING property owners and their guests only.
- BASS, CATFISH AND CARP fishing is CATCH AND RELEASE ONLY. Panfish (crappie, blue gill, sunfish, etc.) may be taken from the lake.
- Fishing is permitted from the common areas at the dock and dams, and from boats displaying **Forest Lakes decals**.
- Fishing is permitted from common areas at any time by residents and guests accompanied by residents, and guests with valid written permission from the resident (specifying name of guest, name of resident, address and phone number of resident, valid dates (5 day maximum), agreement to abide by the FLPOA Rules and Regulations, and signatures of resident and guest). Forms are available on the FLPOA website.
- Fishing is permitted from private properties only by the owners of the property and their guests.

### **BOATS**

- NO GAS POWERED ENGINES are allowed on the lakes.
- PROPERTY OWNERS' BOATS DISPLAYING A REGISTERED FOREST LAKES DECAL ARE THE ONLY BOATS PERMITTED TO USE THE LAKES. Registration and decals may be purchased from Brownstone Properties, 385-1025, Ext 18 for \$15.00 for the first boat, \$5.00 for subsequent boats.
- Boat Launching is permitted from the common dock only. Do not take vehicles off any paved area to launch boats.
- BOAT RACKS ARE FOR BOATS OF RESIDENTS WHO DO NOT LIVE ON LAKEFRONT PROPERTY. To reserve a specific numbered bay on one of these racks, register your boat with Brownstone 385-1025, Ext 18; this allows proper assignment on the rack or a waiting list. You must also display your FOREST LAKES DECALS on your boat. We advise that these boats be locked on both ends. FLPOA is not responsible for stolen or damaged boats.
- Note that after January 1, 2012, any unregistered boat identified on community property is subject to immediate removal, and subsequent disposition after a 60-day wait period.
- A Community Boat is available for use on Swan Lake – see the Policy on the Use of the Forest Lakes Community Boat for more information.

### **SWIMMING AND ICE SKATING**

- Swimming, wading, walking on ice, and ice-skating are not permitted at either lake for insurance reasons.

### **MAINTENANCE**

- Please report any Common Area maintenance or safety issues to the FLPOA Grounds and Facilities Coordinator.

## **PRESERVATION**

- **NO poaching, trapping, or hunting of any form of wildlife is allowed** on any of the Common Areas, except that fishing is allowed as specified in the FLPOA Fishing Policy.
- DO NOT FEED WILDLIFE as this encourages over-population and pollution.
- DO NOT RELEASE DUCKS OR OTHER ANIMAL LIFE INTO THE LAKES OR COMMON AREAS. These areas are for wildlife only. Overpopulation pollutes the lakes and surrounding land.
- Please check with Lakes & Wildlife regarding safe measures for Geese control.
- Limit the use of fertilizers and toxic chemicals on lakefront lawns and lawns lying in the watershed of the lakes, because they can have adverse effects on our lakes, fish, waterfowl, and other wildlife, as well as pets. Use **SLOW RELEASE FERTILIZERS ONLY**. APPLY MOST OF YOUR **FERTILIZER IN THE FALL RATHER THAN THE SPRING**, because it causes less algae growth in the lakes in cooler weather and it encourages grass root growth rather than top growth thus creating a thicker lawn. Lakes & Wildlife has brochures available of recommended safe herbicide and pesticide chemicals and practices.
- NO TRASH, GRASS, OR YARD CLIPPINGS are to be disposed of in the lakes.

## **PLAYGROUND**

- Play at your own risk
- Hours: 9:00 a.m. to Dusk
- Small Equipment Age: 2 – 5
- Large Equipment Age: 5-12
- Adult supervision must be present for age 12 and under
- No excessive noise per the ordinance in the Bedford County Code Chapter 14, Section 14.13 and 14.18
- Absolutely no alcoholic beverages or glass containers
- Absolutely no smoking
- For residents and guests only

## **WALKING TRAIL**

- Hours: Dawn to Dusk
- Use at your own risk
- Absolutely no rollerblading, skate boarding, bike riding and sledding allowed
- Adult supervision must be present for age 10 and under
- No excessive noise per the ordinance in the Bedford County Code Chapter 14, Section 14.13 and 14.18
- Absolutely no Alcoholic beverages or glass containers
- Please pick up all trash
- Please report any maintenance or safety issues to FLPOA
- Walking trail is for the use of Forest Lakes residents and guests

## Policy on the Use of the Forest Lakes Community Boat

1. The Community Boat is for the use of FLPOA members and their guests.
2. The boat is available to borrow for use on Swan Lake.
3. You can sign up to use it by calling Brownstone Properties' Office (3720 Old Forest Road, 385-1025, Ext 18) and filling out a Community Boat Reservation Form.
4. You must be 18 or older, or 14 to 17 AND have a parent co-sign the reservation and Waiver of Liability. No one under 14 years of age will be allowed to use the boat without also having an adult's presence in the boat.
5. All participants must sign the Community Boat Usage Waiver of Liability statement (WOL).
6. The key is stored at the Forest Lakes Pool House. Use your assigned keycard to the pool house front gate. Once you've entered, there is a lock box located on the right side wall in the hallway, near the office door. Use the combination given to you to open the lockbox to retrieve the key for the lock on the community boat. **The key to the boat lock must not be copied or lent to anyone else, and must be returned to the lock box located at the Forest Lakes Pool House immediately after using the boat.**
7. A lifejacket is required for each person in the boat, and a throw-able cushion is required to be in the boat according to VA Law.
8. It is strongly recommended that lifejackets be worn by all boaters at all times. Lifejackets **must** be worn by any accompanying children 13 years old or under, and any non-swimmer(s).
9. The boat weighs 110 lbs. It is recommended that two people carry it to the water. Do not drag the boat on concrete or asphalt. Take care placing the boat upside down on the rack, after placing the life jackets and oars, and make sure it is properly locked to the boat rack.
10. Safe Loading recommendations, based on similar boats this size are 2 Persons OR about 400 pounds, with total loaded weight including equipment not to exceed 510 pounds.
11. The following articles are **NOT** allowed in the boat: **Glass bottles, animals, alcoholic beverages, weapons, chewing gum, fireworks or illegal substances.**
12. **Users will be held responsible for any intentional damage or loss, or damage or loss due to negligence, to either the boat or issued equipment.**

Revised: 18 April 2017

# **FLPOA Covenants/Rules Enforcement Policy (4/18/17)**

## **1. Authority for Rules Enforcement**

Authority for enforcing FLPOA Covenants, Bylaws, Rules, Policies, and Regulations is provided in the Declaration of Covenants Sections 5.2 and 6.1, and the Bylaws Sections 3.1, 3.19, 5.9, and Article 9, among others.

## **2. Purpose for Rules Enforcement Policy**

Maintain high property values and good quality of life for residents by promoting an orderly environment and fair handling of rules and covenants violations.

Establish consistently applied, non-discriminatory practices for the Association.

Address specific problems that may exist in the community, such as those related to (but not limited to) parking, noise, architectural, landscaping, and appropriate common area usage.

## **3. Rules Enforcement Process**

### **3.1 Written Complaint Process**

In accordance with Virginia HB 516 related to Virginia Common Interest Communities, including POAs, a written complaint process was established and is available for association member complaints regarding violations of covenants, bylaws, standards, or rules and regulations issues, effective July 1, 2008.

A form for formal complaints has been developed and is available to download from the FLPOA website, at: [www.flpoa.org/covenants/complaintform.pdf](http://www.flpoa.org/covenants/complaintform.pdf). It is also available from any Covenants' Committee member.

### **3.2 Informal Resolution**

If desired by the Board or Covenant's Committee Chair, an informal resolution of the violation may be encouraged. This will be documented as such and included in the complaint file.

### **3.3 NON-COMPLIANCE**

The ARC or Covenants Committee will inform the Property Owner of any condition(s) found to be non-compliant, and the corrective actions required. This includes changes made to a property without written request and subsequent approval by the ARC. Within 14 days, the Property Owner will establish a schedule to complete the correction(s) and/or provide the required information. Proposed corrective action(s) are subject to ARC or Covenants approval.

If after 14 days the complaint matter is not resolved, the issue will be raised to the Property Management Company and a written notification of complaint will be made, providing:

- Abatement of the violation
- Opportunity to be heard if requested in writing or by email
- Statement that the violator may be represented by counsel

- Hearing to be conducted in private unless otherwise requested by the alleged violator
- Potential consequences of the violation, such as fees, suspension of common area rights, etc.

If after being notified by the Property Management Company of the violation, the Property Owner maintains a non-compliant stance, the Property Management Company will notify the FLPOA Board of Directors. The Board may then assess charges as noted below.

- \$50 for each separate violation or \$10 per day for any violation of a continuing nature, up to a maximum of ninety (90) days.
- This includes repeat violations in the same calendar year
- Before any charges are imposed, the Property Owner in non-compliance of these Standards will be given an opportunity to be heard and to be represented by counsel before the Board of Directors. Notice of the hearing, including the charges or other sanctions that may be imposed, shall be hand-delivered or mailed by registered or certified mail, return receipt requested, to the Property Owner at the address of record with the Association at least 14 days prior to the hearing.

### **3.4 Hearing Process**

A Hearing will normally be offered at an upcoming scheduled Board meeting. The President, or in his or her absence, an Officer or Board Member designated by the President, shall preside over the hearing.

The results of the hearing will be communicated in writing within 7 days of the hearing.

### **3.5 Right of Board to Take Immediate Action**

Notwithstanding the opportunity for a hearing and potential grace periods given within which to abate a violation, the Board retains the right to take immediate action to abate certain serious violations, such as those posing a safety or near term property value risk, as described in the FLPOA Bylaws, Section 5.9.

### **3.6 Records of Formal Covenants Complaints**

A record of each complaint shall be maintained for no less than one year after the association acts upon the complaint. These will be saved by the Covenants' Committee Chair, with a copy provided to and also saved by the FLPOA Secretary.

## **4. Application of the Rules Enforcement Process**

The Rules Enforcement Process will be uniformly applied, and non-preferential.

Any departure from the Process will be documented, with the reason for such departure recorded.

## **5. Publication of the Rules Enforcement Policy**

The rules enforcement policy will be published and available on the FLPOA website, and regular reminders provided by means of newsletter, mention at meetings, and the like.

The policy will be described in the New Owner's Welcome Packet and Disclosure Packet.



## **FLPOA Pet Policy**

### **Board of Directors' Interpretation of Section 5.8.8 of the Bylaws:**

The Association respects the rights of its members to enjoy the privilege of pet ownership. The Association also recognizes the rights of its members to freedom from the nuisances commonly associated with domesticated animals. These include, but are not limited to, noise, undesired physical contact, breeding or kenneling for profit, and the destruction of property.

The Association reserves the right to enforce penalties on Association members for failures related to maintaining responsible control over their pets. Penalties include documented reprimand, fines, and, if necessary, the removal of the pet(s) from the subdivision. In addition, Association members should be aware that certain pet-related nuisances might also be in violation of regulations imposed by either Bedford County or the State of Virginia. The Association's Covenants Committee will track violations of this bylaw by receipt of formal complaints by Association members personally impacted by another member's pet(s). Signed formal complaints must be documented and delivered to an Association Board member. [Note: Delivery may be either in person or by postal service.] Following receipt of the initial complaint, the Association's Covenants Committee will contact the owner of the identified nuisance pet to discuss the situation and to explain the Association's position on this matter. A second violation of this bylaw will result in a formal letter of reprimand to the pet owner. A third violation of the bylaw will result in an investigation by the Covenants Committee as to whether fines should be imposed. This investigation will involve interviews with other potentially impacted Association members. If, in the judgment of the Covenants Committee, a pattern of noncompliance is identified, a charge may be assessed on approval by the Association's Board of Directors. In the event that multiple Association members are filing formal complaints, the Association will, in compliance with the regulations of the State of Virginia, enforce its right to remove a nuisance animal from the subdivision.

The Association advocates the use of underground electronic fences for the purpose of limiting the opportunity for human/pet conflicts. In common areas, a leash or portable kennel should be used to restrain pets. Since most Association members are resting from 10:00 p.m. to 7:00 a.m., pet owners should house their pet indoors during these hours to minimize the likelihood of human/pet conflicts.

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## **Pet Policy - Reference, from FLPOA Bylaws:**

Section 5.8. Restrictions on Use of Lots and Common Elements; Rules and Regulations.

(8) The maintenance, keeping, boarding and/or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, shall be and is prohibited within any Lot or upon the Common Elements except that the keeping of small, orderly domestic pets (e.g., dogs, cats or caged birds) not to exceed one per Lot without the prior written approval of the Board of Directors, is permitted, subject to the Rules and Regulations adopted by the Board of Directors and the Declaration provided, however, that such pets are not kept or maintained for commercial purposes or for breeding and provided, further, that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be removed from the Development upon written notice from the Board of Directors. Such pets shall not be permitted upon the Common Elements unless accompanied by an adult and unless carried on leash or obedient to verbal command. Any Owner who keeps or maintains any pet upon any portion of the Development shall be deemed to have indemnified and agreed to hold the Association, each Owner and the Developer free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Development. All pets shall be registered and inoculated as required by law. The Board of Directors may establish reasonable fees for registration of pets not to exceed the additional costs incurred by the Association resulting from the presence of such pets.

# **Forest Lakes Property Owners Association**

## **Pool and Pavilion Policy**

1. The pool and pavilion are for the use of members and their guests. Membership includes Forest Lakes property owners and the individuals listed as residing at the address given on your pool membership application
2. A pool access card is required for access to the pool and it must be used to open the gate so that electronic sign-in can be accomplished. This is to be with you and produced upon request while in attendance at the pool. Periodic spot checks will take place throughout the summer. Failure to comply will result in loss of pool access privileges. Allowing access to a non-member may result in loss of access privileges to the pool. Special access privileges, such as adult swimming from 6:00am until 8:00am, can be granted on a per card basis by prior arrangement.
3. New Forest Lakes residents will be issued one pool access card at no charge. Additional cards can be purchased for \$15 each. If FLPOA dues or assessments are past due, pool access privileges may be withheld.
4. New non-resident pool Members will be issued one pool access card at no charge. Additional cards can be purchased for \$15 each. Returning members can use their existing card(s). New or replacement cards can be issued and purchased for \$15.00 each.
5. Non-resident Family Memberships are allowed TWO (2) guests at any time free of charge. Out of town guest passes for Family Memberships are available for purchase at \$5.00 per visitor, per visit. Contact the Pool Manager for details. **ALL GUESTS MUST BE ACCOMPANIED BY A MEMBER.** Individual (Swim Team only) Pool Memberships have no guest privileges, including other family members.
6. Lifeguards are on duty for your safety and are authorized to take any action deemed necessary, including removal of disruptive people from the premises. Respect their authority. Parents are expected at all times to accompany or monitor their children who may be inexperienced swimmers.
7. Swimming in the absence of lifeguards is **AT YOUR OWN RISK** and is allowed with **ADULT SUPERVISION ONLY**. For your safety, please do not swim alone.
8. Members 11 years of age and under must be accompanied by an adult or an individual at least 16 years of age.
9. Running, diving, performing ‘flips’, and rough play are **NOT** permitted in the pool area. The use of small floats, balls, and playing of games within the pool are at the discretion of the lifeguard. Water guns or any type of water shooter and large floats will not be allowed as they can be a safety hazard and/or hinder the lifeguard’s ability to watch the pool.
10. No one is allowed in the pool with infectious diseases or open wounds.
11. No one is permitted in the pool office, except with the permission of the Pool Manager.
12. The phone is for employee and emergency purposes only.
13. The following things are **NOT** allowed in the pool and pavilion area: glass containers, animals, sharp objects, radios or electric appliances, weapons, chewing gum, sidewalk chalk, fireworks, illegal substances, any hazardous item or material.

14. **Alcoholic beverages are not allowed in or around the pool facility while the pool is open.** After the pool is closed, and if the pool/pavilion is reserved for use, alcoholic beverages may be consumed within the pavilion. No glass containers or kegs are allowed. **Alcoholic beverages are never allowed outside the pavilion.**
15. The wading pool is intended for use of children age 4 and under who are accompanied into the wading pool area by an adult.
16. All patrons must wear proper swimsuits in order to enter the pool. Articles of clothing are not suitable for swimming.
17. Anyone requiring the use of diapers must wear lifeguard approved swimwear or stay out of the pool.
18. Please be considerate of others and limit use of the lounge chairs to one (1) per person.
19. Please keep chairs away from side of the pool, pool ladders, and the pool stairs to avoid injury while entering and exiting the pool.
20. Please dispose of food and drinks properly and do not leave them unattended. When left unattended they will attract bees.
21. Please use the outdoor shower to rinse off any sweat or dirt before entering the pool. This shower is to be used for rinsing off only - absolutely no soap or shampoo is allowed. Misuse may result in loss of pool access privileges.
22. Any group of 6 or more people gathering for a party, scout meeting, church group meeting, etc. will require at least 48 hours notice to the Pool Manager and use of the Pool/Pavilion Party Reservation form. This is to ensure that an appropriate number of lifeguards are on hand and that appropriate facilities are available. This policy applies to any combination of FLPOA residents, non-resident members, and guests.
23. Loitering in the pool parking lot is not permitted. If the parking lot is full, please park on the grass along the side of Graves Mill Road. The parking lot closes at 10:00pm. Anyone entering or parking in the pool parking lot after that time will be considered trespassing and subject to arrest.
24. Disorderly conduct in or around the pool facility, or any other FLPOA common area, may be dealt with by calling the Sheriff's department.
25. On duty lifeguards have full discretion to close the Pool in the interest of health and safety.

Approved: 1/24/2017



### FLPOA Non-Compliance Report Form

If after you have approached your neighbor and have gotten no results, please submit this Non-Compliance Report Form to the Covenants Committee for action. After the Covenants Committee has tried to come to an amicable agreement and there is still no resolution, the Covenants Committee will refer this matter to the FLPOA Board of Directors.

In order to register a non-compliance report, please supply your information below:

Your Name \_\_\_\_\_ Your Address \_\_\_\_\_

Your Phone Number \_\_\_\_\_ Your e-mail address \_\_\_\_\_

Please describe the specific violation, including location, date, time, individuals involved, etc. in reference to this complaint. Also please list the applicable section of the Declaration of Covenants, Bylaws, FLPOA Architectural Standard, Rule, or Regulation that has been violated. These can be found on the FLPOA Website – [www.flpoa.org](http://www.flpoa.org) (Please use additional paper if necessary).

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If there is any additional information or supporting facts about which the Covenants Committee should be aware, please explain below. (Use additional paper if necessary)

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Your signature \_\_\_\_\_ Date \_\_\_\_\_

**Please sign, date, and submit this form to:** (Note: Only signed Non-Compliance Report Forms will be considered). Thank you for your interest in making the Forest Lakes community a better place to live!

FLPOA Covenants, c/o Brownstone  
3720 Old Forest Road  
Lynchburg, VA 24501

**Or Hand-deliver to:** Brownstone Properties Office  
3720 Old Forest Road  
Lynchburg, Virginia

**Or scan this form and send to:** [covenants@flpoa.org](mailto:covenants@flpoa.org)

Note: Pursuant to Section 55-530 (E) of the Code of Virginia, 1050, as amended, the Board of Directors ("Board") of the Forest Lakes Property Owners Association (the "Association" or "FLPOA") has established a separate complaint form for use by persons who wish to register written complaints with the Association regarding the action, inaction or decision by the Association or its Board or managing agent inconsistent with applicable laws and regulations. Please refer to the FLPOA "Association Complaint Form" for instructions and appeal process.  
**Approved by the FLPOA Board of Directors, 2/18/2014**



## Forest Lakes POA Guest Fishing Authorization

Fishing is permitted from common areas at any time by residents, guests accompanied by residents, and guests with valid written permission from the resident. This completed form must be carried by the Forest Lake Resident's Guest whenever fishing from FLPOA Common Area on Swan Lake or Spring Lake.

Name of guest: \_\_\_\_\_

Name of resident: \_\_\_\_\_

Address of resident: \_\_\_\_\_

Phone number of resident: \_\_\_\_\_

Valid Dates (5 day maximum):

Start date: \_\_\_\_\_ End date: \_\_\_\_\_

As a Guest of the above Resident, I agree to abide by the FLPOA Covenants and Rules and Regulations regarding use of the Common Areas, including the FLPOA Fishing Policy.

Signature:

Guest: \_\_\_\_\_ Date: \_\_\_\_\_

As the Resident granting authorization, I agree to be responsible for my Guest's conduct while using Forest Lake's Common Areas and facilities.

Signature:

Resident: \_\_\_\_\_ Date: \_\_\_\_\_

# From the FLPOA Policies, Rules, and Regulations:

## SWAN LAKE AND SPRING LAKE

**THE LAKES ARE FOR FLPOA MEMBERS AND THEIR GUESTS BOATING AND FISHING ENJOYMENT. Entering into the water or on the ice in winter (wading, swimming, walking on the ice, ice-skating, etc.) is strictly prohibited. No Alcoholic beverages are allowed on the lakes and associated common areas.**

### FISHING

- Fishing is for DUES PAYING property owners and their guests only.
- BASS, CATFISH AND CARP fishing is CATCH AND RELEASE ONLY. Panfish (crappie, blue gill, sunfish, etc.) may be taken from the lake.
- Fishing is permitted from the common areas at the dock and dams, and from boats displaying **Forest Lakes' decals.**
- Fishing is permitted from common areas at any time by residents and guests accompanied by residents, and guests with valid written permission from the resident (specifying name of guest, name of resident, address and phone number of resident, valid dates (5 day maximum), agreement to abide by the FLPOA Rules and Regulations, and signatures of resident and guest). Forms are available on the FLPOA website.
- Fishing is permitted from private properties only by the owners of the property and their guests.

### BOATS

- NO GAS POWERED ENGINES are allowed on the lakes.
- PROPERTY OWNERS' BOATS DISPLAYING A REGISTERED FOREST LAKES DECAL ARE THE ONLY BOATS PERMITTED TO USE THE LAKES. The registration fee is \$15.00 for one or more boats and the first boat's decals, and \$5.00 per additional boat decal set, payable through and administered by the FLPOA administrative office (Brownstone Properties, 385-1025 Ext 18).
- Boat Launching is permitted from the common dock only. Do not take vehicles off any paved area to launch boats.
- BOAT RACKS ARE FOR BOATS OF RESIDENTS WHO DO NOT LIVE ON LAKEFRONT PROPERTY. To reserve a specific numbered bay on one of these racks, register your boat with Brownstone Properties Mgmt, 385-1025 Ext 18; this allows proper assignment on the rack or a waiting list. You must also display your FOREST LAKES DECALS on your boat. We advise that these boats be locked on both ends. FLPOA is not responsible for stolen or damaged boats.
- Note that after January 1, 2012, any unregistered boat identified on community property is subject to immediate removal, and subsequent disposition after a 60-day wait period.
- A Community Boat is available for use on Swan Lake – see the Policy on the Use of the Forest Lakes Community Boat for more information.

Approved by the FLPOA Board of Directors on August 14, 2014



## IN-HOME OCCUPATION CERTIFICATION

Applicant's Name: \_\_\_\_\_

Lot Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ email: \_\_\_\_\_

Business Owner/Operator: FLPOA Member/Lot Owner \_\_\_\_\_ Lessee: \_\_\_\_\_

Type of Occupation: Type I \_\_\_\_\_  
(Note: Type II Occupations are not allowed, per Bedford County Ordinance)

Name of Occupation/Business: \_\_\_\_\_

Description of Occupation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Additional information to support request: \_\_\_\_\_

\_\_\_\_\_

***Certification:*** *I hereby certify that I have read and am familiar with the Bedford County Ordinances as they pertain to Type I Home Occupations. Further, I certify that I will abide by these Ordinances. I understand that the approval of this request applies to the original applicant and the specific occupation listed on this application only, and any business customers will not have Forest Lakes Common Area privileges. I understand that if I fail to abide by the Ordinances in their entirety, the Forest Lakes Property Owners' Association Board may cancel this approval at any time.*

Signature(s): \_\_\_\_\_  
Lot Owner Date Lessee (if applicable) Date

Approval: \_\_\_\_\_  
FLPOA Board of Directors Date

cc: Lot Owner's File

Approved: FLPOA Board 11/19/2013