

**Rules for Common Areas
of the
Calmes Neck Property Owners Association**

INTRODUCTION

These Rules are issued pursuant to Bylaw IX, Section 1 of the Bylaws of the Calmes Neck Property Owners Association, to govern the use of and conduct within all common-use areas under the Association's control.

Where reference is made to the "Association" in this document, it should be interpreted as if written "the Board of Directors of the Calmes Neck Property Owners Association or its designee."

Each member of the Association shall be responsible for compliance by his or her family, pets, guests, invitees, and tenants with the provisions of these rules. Members or their family members are expected to accompany their guests when they use the recreation area. Where guests must be unaccompanied for short periods of time, the owner should be reachable by phone to confirm their guest status. All guests aged 14 and above are expected to know the name of the CNPOA member who is their host.

1.2 Recreation Area and Common-Use Facilities

1.2.1 Designated facilities

Designated recreation and common-use facilities include the following, as shown on the map in Attachment A:

- Access roads (shown in red on the map)
- The Recreation Area at Calmes Point, including the swimming pool
- Trails

1.2.2 Use of swimming pool

1.2.2.1 Use of the swimming pool is strictly at the risk of the user.

1.2.2.2 No persons under 14 may use the pool without the presence of an adult.

1.2.2.3 No glassware may be used inside the fenced pool enclosure.

1.2.2.4 No cooking may take place within the pool enclosure.

1.2.2.5 The gates to the pool area must be kept closed and fastened at all times except when entering or exiting the area.

1.2.2.6 Pool users are expected to respect the rights of others to peaceful enjoyment, and loud music is not allowed.

1.2.2.7 No dogs or other pets are allowed inside the pool enclosure.

1.2.3 Use of the Recreation Area

1.2.3.1 Overnight camping on the Recreation Area is available to property owners and their guests with advance permission of the Association's president or other designee.

1.2.3.2 No camping is permitted within 50 feet of the primary river access point, so as not to interfere with access by other property owners.

1.2.3.3 No vehicle may be parked in the Recreation Area or near the pool unless it displays an official and current Calmes Neck identification sticker or tag.

1.3.3 Dogs and other household pets must be controlled in accordance with Clarke County law—they must not be allowed to run at large when off the owner's property or on a public roadway. They must be on a leash or under direct control of a responsible person when in any common area.

3.4 Outdoor fires

3.4.1 Any person using the Calmes Neck Recreation Area or any other common area is expected to take such precautions as are reasonable or necessary to avoid setting fire to woodland, brush land, or grass.

3.4.4 No open fire may be built outdoors except in a properly constructed fireplace, firebox, fire ring, or prepared area of bare soil in a location free of brush, grass, or debris capable of carrying fire to buildings or flammable vegetation. It is unlawful to set an outdoor fire within 300 feet of any woodland or brush land during the period of February 15 to April 30 except between 4 PM and midnight.

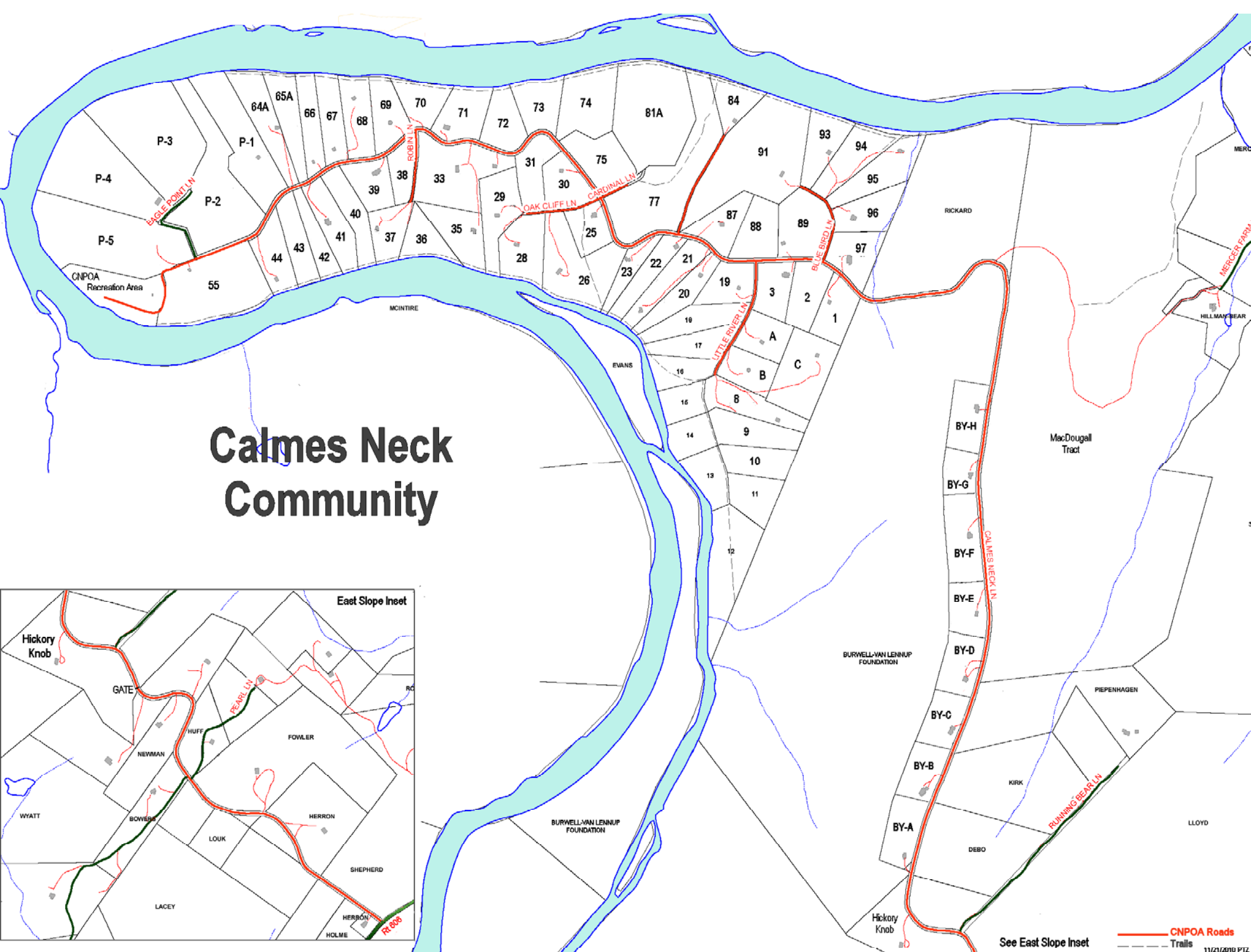
3.4.5 Any outdoor fire must be attended constantly by a responsible person and must be extinguished or safely confined before being abandoned.

3.4.6 The Association and the Virginia Department of Forestry must be notified before starting any unusual outdoor fire, such as a bonfire.

3.5 Firearms and hunting

3.5.1 No hunting or trapping of wild animals, or shooting of firearms, may be practiced within the Calmes Neck Recreation Area.

Calmes Neck Community



— CNPOA Roads
- - - Trails

See East Slope Inset