Board of Directors Interpretations and Principles of Application/Procedure for:

TWALA Covenants and By-Laws

*Information Items Only

2006

Sep- "No Overnight Parking" of vehicles or trailers is allowed on any common areas.

2007

Jan- No ATVs or other motorized vehicles may be used on common areas

Aug- *Access cards have a monetary value of $25 and must be returned when no longer needed or transferred to new owners.

2008

July - *The Board does not intend to enforce the Covenant concerning the maintenance of grass height less than 16 inches for unimproved lots (at this time).

2009

Jan – *All HOA contracts are to be reviewed by two members of the Contracts Committee

Mar – BOD affirmed that adjoining multiple lots will be assessed as individual lots until such time as the common property lines are officially vacated.

Oct - *Dominion requires permit for mechanical removal of dirt and mud and silt from individual slips; material hauled away constitutes/meets definition of dredging.

2010

2011

Aug- For the record: For the purposes of interpretation of paragraph 22 of the Covenants of the Association, the word "cellars" shall include all portions of a house that are completely or partially below-grade, including basements, regardless of the quality of finish, window areas, or heating/cooling arrangements for that space.

The erection of any structure, including tents, shades, awnings and other similar items are prohibited in the pool area and the common areas surrounding the clubhouse and pool (including the parking areas), unless specifically authorized by the Board.

2012

Mar- Signage policy: No signs of a commercial nature shall remain in place on common area property longer than two weeks. After two weeks, signs will be removed by the association. No political signs shall be placed on common area property and other personal signs shall be removed when no

longer required. Notification to the Association will be made for signs of a personal nature (directional).

Definition of Guest – non-family members are to be accompanied by a member in order to use the facilities and services of the Association. Family member is defined as one who is no more than two generations removed from the member. For authorized renters, the same relationship requirement would apply.

R/V Parking: If a home site is situated such that compliance with the covenants is either impossible or extremely impractical, member may request a variance to the Compliance Committee and if approved, the approval will be permanently filed with that lot's file. Said R/V must be properly titled, insured, and licensed, and not used as a permanent structure (not a derelict vehicle).

Dec- Towing will be by request only, and authorized only by a member of Board of Directors or the Office Manager. There will be no call back requirement, and the requestor must present the signed form to the towing company.

2013

Jun- The words: "appropriate "For Sale" sign" from paragraph 16 of the Association Covenants are interpreted to mean signs that are in compliance with the Louisa County Sign Ordinance, to wit: "Sign, real estate. A sign erected on a lot or parcel, either vacant or with improvements, that identifies the subject property for sale or rent. Such signs shall not exceed nine square feet in area."

Jul- Rental agreements for deeded ownership of property should be provided to the HOA, including rental contract information and the duration of the contract.

2014

Jun- Members having more than one guest launching boats, are to notify the association in advance and make provisions for any arriving members to launch ahead of the second and any additional guests before the additional guests launch.

2015

Aug - *For smaller water inlets that could have a new boat dock block or impede any other potential lot owner boat house building, it has been reported that Dominion now handles these situations by assigning boat shelter sites to ALL affected lots on an inlet as soon as the first request to build a boat shelter is submitted to Dominion. The Association is always requested to submit a "Letter of No Objection" (LONO) to Dominion for any/all boat shelter site(s). Actual construction of a boat shelter will first be reviewed and granted by Dominion followed by the Association's Architectural Review Committee issuing a Letter of No Objection (LONO) for the Design/Construction.

2016

Apr – *Board approved modification of Clubhouse Rental Contract to "**require that the Member who has rented the Clubhouse be present at the Clubhouse during the rental period"**

Jul – *Board determined by investigation and verification with attorney that voting for Directors by acclimation is prohibited by the Association Bylaws.

Revision dated May 2, 2019

2017

Mar - "Lot improvements within the Subdivision shall be limited to single family residential dwellings with either attached or detached garages, provided the detached garage is of the same construction style, and material of the dwelling" has been interpreted to mean that a home plan must include either form of garage.

The Board has determined that a Committee Chair has the authority to remove a member from their Committee if that member has failed to attend three consecutive Committee Meetings.

Jun - *The Waters at Lake Anna is not designated as a Golf Cart Friendly Community and therefore, it is unlawful to operate golf carts on the road in The Waters. (Note: We are attempting to obtain that designation and have submitted the requisite request to Louisa County.)

Jul – *BOD point of emphasis: The Association's representatives are responsible to the members only. In matters other than safety or security, renters should engage the responsible member for remedy.

2018

Jul - Any member account that has not been paid in full by June 1 will have access to Association facilities suspended, until such time as the account is paid up to date. Appropriate information letters will be sent as soon as possible after March 31 annual due date is not met.

Aug- *Board affirmed that the Association assumes no responsibility for property conditions that existed at time of sale between prior and existing property owners.

2019

Apr - In Paragraph 13 of The Waters at Lake Anna Covenants it states: "…**residential occupants of the property may have dogs and cats provided they shall not disturb or annoy residents of the subdivision**…"

The TWALA BOD has interpreted dogs and cats "disturbing and annoying residents" shall include, but is not limited to:

N**oise that is plainly audible, regardless of time of day, from 200 feet away or from inside the confines of the residential dwelling unit of another person for 10 consecutive minutes or intermittently for 30 minutes within a three-hour period**.