

Rules and Regulations of the Huguenot Hundred Community Association:
Use of the Recreational Facilities and Marina
(Proposed Revision - September 2013)

General Use

1. No persons younger than 21 years of age may use the property between 10:00 p.m. and 5:00 a.m. unless accompanied by a member.
2. Members' children younger than 21 years of age are limited to four (4) guests at one time unless accompanied by a member.
3. Children younger than 16 years of age must be accompanied by a member.
4. Members are responsible at all times for the actions of their children.
5. Members are responsible at all times for the actions of their guests. The member must be present while guests are on the property.
6. Access to the marina shall remain open and completely unobstructed at all times to allow for boat launching and removal and access by emergency vehicles or personnel.
7. Vehicles must be parked in the parking area of the recreational area and not in the access lane¹ or on or near Cherokee Road. Park as close to the side as practical to provide room to maneuver boat trailers.
8. The gate must be locked at all times except during scheduled functions.
9. All members are responsible for keeping the property clean.
10. Use of the recreational facilities and marina is at the member's and guest's own risk.
11. **Option A:** All display items (e.g., signs, banners) are prohibited on the recreational property with two exceptions:
 - a. The current official flags of the United States, Commonwealth of Virginia and Chesterfield County may be displayed.
 - b. For scheduled events, a sign limited to the member host's name may be placed at the entrance to the property for identification purposes only.

Option B: No display items (e.g., signs, banners, flags) are prohibited from the recreational facilities as long as they comply with all applicable federal, Virginia Commonwealth and local laws. For

¹ Access lane: A privately owned 30-foot wide easement that allows the HHCA access to the recreational property from Cherokee Road

Comment [b1]: Note: This option prohibits all 'banners,' including 'Happy Birthday,' 'Congratulations,' etc. Be aware that the HHCA has limited powers of enforcement of rules and regulations that are not also county, Commonwealth or federal laws. The problem with any exceptions to a 'Prohibit all' option (such as the US flag) is that it can start us down a slippery slope of requests (to the Board) for similar one-off exceptions to the rule. Existing US law already requires property owner approval for display of any flag.

Comment [b2]: Note: Members should remember that the recreational facilities are community property, not their private property, and be respectful of the sensibilities of fellow members. Members and their guests are expected to display common courtesy, neighborliness and good citizenship at all times. Please note that 'Prohibit none' does *not* mean that the HHCA or its Board of Directors actively allows, permits or endorses any particular display.

scheduled events, a sign limited to the member host's name may be placed at the entrance to the property for identification purposes only.

12. The following are not permitted anywhere at the recreational facilities and marina at any time:

- Fireworks of any kind
- Hunting
- Unapproved modifications (e.g., rope swings)
- Unenclosed fires or charcoal grills. Propane grills are permitted. The member is responsible for making sure that any fire is completely extinguished before leaving the property.
- "OPEN HOUSE" or realtor signs of any kind

Functions/Events

A member in good standing may request reservation of the recreational facilities for a function from the HHCA Board of Directors. E-mail requests are acceptable. The reservation policy is posted at the HHCA website. Reservations are posted on the event calendar at the HHCA website ('News and Events') by host member name, date and start/end time, type of event, and expected number of attendees. A copy of the signed, dated reservation approval shall be available during the function. Other members may use the recreational facilities and marina during the function.

The member shall remain at the recreational area for the duration of the function. The member shall remove all trash resulting from the event and return the Property to the condition in which it was found.

Tenant Use

A property owner's right to use the Property may not be delegated to a leased occupant of their property ('Tenant'). An active member in good standing may apply to the HHCA Board of Directors for written permission for a tenant to use the recreational facilities and marina. The member shall pay all fees and is responsible at all times for the actions of their tenant. Tenants must adhere to all HHCA Rules and Regulations regarding use of the Property.

Comment [b3]: *Rationale:* To protect personal safety, ± protection of property.

Comment [b4]: *Rationale:* This is a violation of Regulations of the Virginia Board of Realtors, and it draws unwelcome attention to the existence of the property.

Comment [b5]: *Rationale:* A member does not have the authority to delegate use to a tenant. Only the property owner (i.e., the board of Directors of the HHCA) has the authority to delegate use by a tenant.

This is a interim rule to cover the existing situation. The tenancy issue will be reviewed by the Board and addressed in an amendment to the Bylaws, for subsequent presentation to and vote/approval by the membership.

Appendix A:

General Background

(For member information only. Not to be posted on the property with the General Use Rules & Regulations)

The Huguenot Hundred Community Association (HHCA) has owned the recreational facilities² and marina³ since 1978. A privately owned 30-foot wide easement permits HHCA access to the property from Cherokee Road. The HHCA was incorporated in 1979 as a non-profit, non-stock corporation with no members. An elected Board of Directors manages the affairs of the Corporation as well as the Association. All property owners in the Huguenot Hundred subdivision are members of the HHCA. Active members pay an annual membership fee and have voting rights. The HHCA Board of Directors establishes rules for use of the recreational facilities and marina, subject to approval by the membership, that promote the safe enjoyment by all members and protection of the recreational facilities and marina. Members and their guests are expected to obey all Rules and Regulations and display common courtesy, neighborliness and good citizenship at all times. They are also subject to all applicable federal, Virginia Commonwealth and local laws while on the property. (Note: The property is located in Chesterfield County while the river is in Henrico County.)

Comment [b6]: Note: Use of the easement for access was granted for the HHCA only (i.e., members), *not* for general access. Anyone else (who is not an invited guest of a member) who is using it is trespassing on Stinson's private property.

² Recreational facilities: The picnic area, fireplace and trails. The entrance to the property on Cherokee Road is not part of the recreational facilities.

³ Marina: The boat ramp and dock