

**TABB LAKES HOMES ASSOCIATION**  
**POLICY RESOLUTION 2015-10-20**  
**Trail Use Rules**

**Authority**

WHEREAS the Tabb Lakes Homes Association , Inc. (the “Association”) is a Virginia Non-Stock Corporation established under the Virginia Property Owners’ Association Act, Va. Code § 55-508, et seq. (the “Act”) governed by certain documents including the Declaration of Covenants, Conditions and Restrictions (the “Declaration”), Bylaws and Rules and Regulations of the Association, and

WHEREAS Article VI Section 18 of the Declaration confirms the lakes to be Association Common areas and provides the Association with the right to adopt reasonable rules and regulations controlling the use and enjoyment the lakes to be controlling on all Lot Owners, their tenants, successors and assigns.

**Purpose**

WHEREAS the Board of Directors of the Association (the “Board”) has determined that there is a need to clarify rules regarding the safe use of the lakes and common area trail adjacent to Lake 1 in order to protect the Association from liability.

Accumulated mud on the bottom of the lakes can be dangerous to persons wading in to either swim or otherwise access the lake. The mud may trap waders and/or could cause them to fall in and potentially drown. In addition, the slope of Lake 1 near the shore of the common area trail is steep and the water deep in that area. Individuals fishing from the bank and/or wading in to retrieve snagged lines or their catch could slip and fall into water that is up to sixteen feet deep.

The Lake 1 common area walking trail on the west side of Lake 1 is an area for the quiet and safe enjoyment of the Association members. It is unsafe for mountain bikes, trail bikes and other wheeled vehicles to use the trail especially at the same time that walkers are on the trail. In addition, bike tires leave muddy ruts in the trail that makes pedestrian access difficult and creates unwanted erosion runoff into the lake.

**Scope & Intent**

WHEREAS it is the intent that these rules shall be applicable to all Association members and non-members, and this resolution shall remain in effect until otherwise rescinded, modified, or amended by the Board.

**Specifications**

NOW THEREFORE BE IT RESOLVED that the Association adopts the following reasonable rules and regulations controlling the use of the lakes and Lake 1 common area trail:

**Swimming & Wading:**

- Swimming or wading is prohibited in the lakes.

**Lake 1 common area trail and bank:**

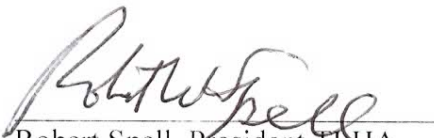
- The use of the Lake 1 common area trail is limited to pedestrians only.
- Fishing is prohibited from the Lake 1 common bank.
- No watercraft, hand-carried or other, may be transported on the common area trail or launched from the Lake 1 common bank.

**RESOLUTION 2015-10-20 APPROVAL**  
**Trail Use Rules**

This Resolution # 2015-10-20 was approved on October 20, 2015 by the Tabb Lakes Homes Association Board of Directors. The voting went as follows:

<u>Title</u>	<u>Name</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Abstained</u>
President	Robert Spell	X		
Vice President	Keith Ebert	X		
Member	Ronald Maddox		X	
Member	Dave West			Absent
Member	Pete Peters	X		

October 20, 2015  
Date of Approval



Robert Spell, President TLHA