

# ALPINE LAKE PROPERTY OWNERS' GOVERNING AUTHORITY

Within each community association such as ALPOA there are several levels of governing authority. The first level of legal authority for all community associations is in the State of West Virginia's Uniform Common Interest Ownership Act. The second level of authority is ALPOA's three governing documents: (1) The Declaration of Restrictions; (2) The Articles of Incorporation; and (3) The Association Bylaws. Changes to any of these three documents require a vote of the membership.

**THE DECLARATION OF RESTRICTIONS**—The Restrictions are the highest level of authority within the community. They are binding upon all members and are recorded in each property deed. The Declaration describes with specificity the property, the boundaries of the lots, the elements that make up the common areas, the purposes and restriction on the use of property, provisions for easements and provisions concerning assessments and liens against the lots and the liability of the property owner for payment of the common expense.

**THE ARTICLES OF INCORPORATION**—The Articles establish ALPOA as a non-profit corporation and describes the purposes of the corporation, defines the membership, establishes and prescribes the titles and the number of officers allowed.

**THE ASSOCIATION BYLAWS**—This document is, for all practical purposes, the Constitution of the Association. Besides describing the privileges of membership in the Association and defining the fiscal year, the Bylaws contain the rules for self-government of the Association, including how the board directs the affairs of the association, administers policies outlined in the bylaws and generally oversees upkeep and administration. The Bylaws also cover such matters as requirements for meetings, membership voting, the manner in which the Association budget should be prepared, the process of officer elections and their duties, and the powers and duties of the Board of Directors.

**RULES AND REGULATIONS**—The lowest level of authority is the rules and regulations adopted from time to time by the Board of Directors. A general "Snapshot View" of the General Rules is included in this handbook.

Please remember that upon acquiring ownership of property in Alpine Lake you were required to sign a Registration of Membership. This states, in part, that each member agrees to observe and be bound by ALPOA'S governing documents. So please keep a copy of ALPOA'S Governing Documents, together with this handbook, handy and refer to them often.

## SNAPSHOT VIEW OF THE GENERAL RULES

**ANIMALS**—Owners shall not allow their pets to leave their properties unless they are accompanied by and under the control of a responsible person. West Virginia is a leash law state.

**BOAT REGISTRATION**—Property owners wishing to store a private boat at the Lake must pay an annual registration fee and display the appropriate sticker. Unregistered boats will be removed. Alpine Lake boathouse is the only approved docking and storage area for boats.

**DRYING LAUNDRY**—Drying laundry and other hanging items outdoors must be screened by shrubbery so as not to be visible from any street, lake or recreation area.

**FUEL STORAGE TANKS**—Propane and other fuel storage tanks must be buried below the surface of the ground or screened by fencing or shrubbery.

**NATURAL AREAS**—No person shall remove or otherwise disturb any plantings, brush, trees, or undergrowth from natural areas, except as authorized by the Board for the care or maintenance of trails or other safety considerations.

**OUTDOOR LIGHTING**—Outdoor lighting is permitted provided the lights are of such power, so placed, and so shielded that their illumination is confined to the owners' property. Unshielded omni-directional vapor light or incandescent bulbs over 100 watts are not permitted.

**OUTDOOR BURNING**—Outdoor burning of wood, leaves, trash, or household refuse is prohibited. No trash, ashes, garbage, or other refuse may be dumped or stored on any lot.

**PARKING**—No vehicles shall be parked overnight on any street. No trucks shall be parked for storage overnight or longer in such a manner as to be visible to the occupants of other lots.

**SIGNS**—Signs (including but not limited to "For Sale" or similar sign) may not be displayed on any lot or house without written approval of the Environmental Control Committee.

**SPEED LIMITS**—The speed limit in Alpine Lake is 25 mph unless otherwise posted and is radar enforced. ALPOA has the authority to assess fines for violation of motor vehicle speed limits.

**TREES**—The Environment Control Committee must give written consent for the removal of any tree over five (5) inches in diameter from any lot.

*\*\*For a detailed listing of all restrictions and rules please see "Alpine Lake Declaration of Restrictions."*