



Rules & Regulations

Revised 10/31/2020

In order to make certain that all who live at and visit Bernard's Landing can enjoy a safe and positive experience, we call your attention to these rules and regulations. This abbreviated list of Rules and Regulations is compiled from various documents and published by the CPOA Board of Directors for information and use by homeowners, their guests, and tenants of Bernard's Landing. Uniformed Security Officers routinely patrol the premises and are asked by the Board to monitor and correct or report to management any of these situations, as needed. Your compliance with these rules and regulations, reporting of violations that you observe to the Security Office (540) 721-8316 or the Security Cell Phone (540) 493-4884, and cooperation with efforts by the Officers and CPOA management to correct non-compliance will ensure enjoyment of the property by all who live at and visit Bernard's Landing.

1. Bernard's Landing facilities, including common areas, all clubhouse facilities, pickleball and tennis courts, the conference center, including the pool, and all docks are available for use only by owners and their families, owner house guests (overnight), renters, and outside guests who are accompanied by owners when using the facilities. Short – term renters (30 days or less) are not authorized to bring in outside guests to use the facilities. Members of the public visiting The Landing, Bernie's Store, and the commercial Main Marina facility are not included in this rule.
2. No signs of any nature are to be posted or displayed on the property without the authorization of management.
3. Trash removal from Units to the trash compactor adjacent to the boat compound is the responsibility of the Unit Owner, his/her guests, or tenants. No trash is to be left on the entry decks or breezeways at any time.
4. Flame grilling and cooking on charcoal or gas grills, on or within 6' of any deck or building, are prohibited by fire ordinance. UL approved electric grills may be used on decks.
5. Gasoline or other flammable fuels may not be kept in Units, in breezeways, or on decks/docks.
6. No scheduled and/or private outdoor parties or social gatherings, including the use of any tent or other temporary structure, are permitted on or in any of the common areas without prior permission.
7. No tents or other temporary structures may be erected on the property, except with prior permission. Authorized tents, including tent frames, and all personal items, including umbrellas, chairs, towels, blankets, coolers, and clothing must be removed from beaches and other common property upon leaving the area. Items left past 11:00 pm will be removed and may be retrieved from the Homeowner's Office during regular business hours. Excessively loud or boisterous gatherings are always prohibited. All excessive noise must be stopped by 11:00 PM.
8. Hanging towels, clothing, or other objects over deck railings is prohibited.
9. Maximum Occupancy Limits for Bernard's Landing rental units are set by Franklin County Ordinance and are based on septic capacity. An occupant is defined as a person over the age of 5 who sleeps overnight in the unit. Limits are as follows:

One bedroom	2 persons over age 3
Two bedroom	4 persons over age 3
Three bedroom (or more)	6 persons over age 3

No Bernard's Landing rental unit has more than 3 bedrooms for rental purposes.¹ Homeowners should report violations to the CPOA Management Office (weekdays) at (540) 721-2762, the Bernard's Landing Security Office at (540) 721-8316 or Security Cell Phone (540) 493-4884, or the Franklin County Sheriff's Department (nights and weekends) at (540) 483-3000.

¹Franklin County Code Sec. 25-138. Short-term tourist rentals, provides at Paragraph (c) that: "There shall be no more than two (2) adults per bedroom occupying the dwelling at any one time. An adult, for the purpose of this regulation, is any person over the age of five (5). The number of bedrooms in dwellings relying upon septic tanks and drainfields for sewage disposal shall be determined by reference to health department permits specifying the number of bedrooms for which the supporting system was designed." No Bernard's Landing units have been permitted for more than three bedrooms.

10. Pet Policy

Pets are **permitted** for:

- Homeowners or their family members
- Non-paying guests of homeowners
- Long-term lessees (30-days or more)

Pets are **not permitted** for:

- Short-term (30-days or less) rental tenants
- Others

Pets must be inoculated as required by law. They must also be secured by leash, lead or other control device and obedient to the handler's commands at any time while outside the unit.

The owner/handler is required to pick up after pets under their control.

Pets that create a nuisance, disturb the peace and tranquility of the property, or endanger the health and safety of homeowners may be evicted from the property at the discretion of the CPOA Board or CPOA management. Homeowners should report violations to the CPOA Office (weekdays) at (540) 721-2762, the Bernard's Landing Security Office at (540) 721-8316 or Security Cell Phone (540) 493-4884, or the Franklin County Sheriff's Department (nights and weekends) at (540) 483-3000.

11. Fishing, swimming, and other non-boating activities are prohibited at all times on marinas, with the exception of the Peninsula marinas, which are a combination of marina and courtesy dock.

12. Cleaning of fish is prohibited at all times on marinas and floating convenience docks.

13. No unit, whether occupied by owner, guest, or tenant may use more than two parking spaces in the parking area located closest to unit clusters. Subject to this limit, individual parking spaces are available on a "first come, first served" basis, i.e., no individual parking spaces may be assigned or reserved. Overflow parking is available in several street parking areas, at the Welcome Center, and at the Clubhouse. Parking is prohibited on grassy areas, in handicapped spaces, and in front of building entrances unless authorized. Vehicles must have a current tag/registration and meet all State of Virginia requirements for use on public roads.

14. Large vehicles (campers, recreational vehicles, etc.) must be registered at the Homeowner's Office and parked in the lot behind the Clubhouse or the lot serving the Welcome Center (not to exceed seven days).

15. POD's – CPOA Office must be notified of the use and length of time required for Portable On Demand Storage containers (POD's) or other outside type storage units. These units may only be parked in residential areas while actively loading or unloading. The rest of the required time, up to two weeks, they must be parked in an area designated by the CPOA Office in the lot behind the Clubhouse. CPOA must approve any changes to the required time

16. Use of Go-carts, mini-bikes, mopeds, all terrain vehicles, golf carts, etc. is not permitted on the property, except for Bernard's Landing maintenance staff.

17. Vehicle repairs, including routine maintenance, are not permitted on the property. No junk or derelict vehicles are permitted on the property.

18. No boat, PWC, or trailer can be stored on the property or docked overnight at a convenience dock unless it is registered with the CPOA office and docked/stored in a designated area. Current Bernard's Landing decals must be on all boats, PWCs, and trailers if docked or otherwise on the property overnight. Improperly parked boats, PWCs, or trailers or boats or PWCs docked overnight without a registration decal are subject to being towed.

19. No boat or PWC may be docked overnight at any one (or any combination) of the floating convenience docks for more than 14 total nights in any one calendar month.

20. All boat, PWC, or trailer parking is prohibited anytime anywhere on the Property, including all automobile parking areas, except the boat storage compound or other designated area.

21. Swim pants are required in pools if a child is not fully bathroom trained.

22. Smoking in CPOA buildings and facilities, including pools and public decks, is prohibited except in designated areas.

23. Feeding of waterfowl (ducks and geese) is prohibited within 500' of Smith Mountain Lake by Tri-County ordinance enacted pursuant to Code of Virginia 29.1-527.1 2004, c.386.
24. Drones may not be launched or flown from Bernard's Landing except for licensed commercial applications and only with CPOA approval.

Sanctions: Violators of the above Rules and Regulations should be reported to the CPOA office for further action, as appropriate. Offenders who refuse to correct violations or chronic offenders will be referred to the Board of Directors for further action, including sanctions of withheld privileges and/or fines up to \$50.00 per occurrence, in addition to all costs for repairs and/or replacement of property resulting from violations by the offender. Guest and tenant offenders may also be asked to leave the property immediately and/or not permitted on the property in the future.

Adopted July 28, 2012
Revised September 15, 2018

