

Rules and Regulations to promote—

Property Protection, Safety and Community Courtesy within Keyes Ferry Acres

Property within the Keyes Ferry Acres subdivision

boundary is private: Any person or entity who owns a lot within the subdivision is a member of the Keyes Ferry Acres Maintenance Association (Association). The Association members own the KFA roads and Common areas. The following rules and limits are enacted to ensure care of these properties and to promote safety and courtesy within the KFA community boundary. [05/27/20]

Communitywide General Rules or Limits

Member ID Cards. ~~Within KFA common areas, if asked to show a valid ID card confirming that you are an Association member (that is, you own a lot in Keyes Ferry Acres), please be ready to comply.~~ Invited guest/s are welcome if in company with an Association member. Renters are asked to gain permission from the lot owner. As an Association member, when witnessing unsafe or inappropriate behavior by trespassers in Keyes Ferry Acres Common areas or roads, ~~an ID card gives a member standing to call upon law enforcement to respond.~~ [05/27/20] should be reported to law enforcement. Keyes will be provided for river access [6/05/2023]

Illegal Substances. Use or possession of Illegal substances is not permitted on any Association roadway or Common area. [05/27/20]

Waste Removal. No trash, litter or refuse is to be disposed along Association roads or within Common areas. After using a Common area, each departing person is asked to pick up any packaging or items they brought with them, remove them for proper disposal, and leave the area clean. [05/27/20]

Within the boundaries of the Keyes Ferry Acres sub-division, **West Virginia Code Chapter 17C. Traffic Regulations and Laws of the Road § 17C-14-14** fully apply. That, as stipulated, no waste (as defined within this regulation) shall be left along the roadsides, nor within one hundred feet

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of the Shenandoah shoreline except in a proper litter or other solid waste receptacle. As stated by the regulation, no waste shall be "placed, deposited, dumped or thrown, any litter from a motor vehicle or other conveyance in or upon any public or private highway, road, street or alley; **any private property**; any public property; or the waters of the state or within one hundred feet of the waters of this state, except in a proper litter or other solid waste receptacle. 4/20/21

Pet Waste Removal. Pet owners are responsible for pick-up and proper disposal of waste left by their pet along roadsides, roads or in Common areas. [05/27/20]

Roadway Limits and Regulations

Properly licensed vehicles. Any vehicle operated on any Association road must be road legal, with all necessary documentation. [05/27/20]

Speed limit. 25 mph is the posted speed limit and is not to be exceeded on any Association road or common area. [05/27/20]

No Thru Traffic. All Association roads are for local use only. No thru traffic is allowed. [05/27/20]

Noise Limit Along Roadways. Please limit vehicle noise as a courtesy to residents living close to the road. Vehicles driving above 25mph (the posted speed limit) or making excessive noise will be regarded as disturbing the peace. Law enforcement may be summoned. [05/27/20]

Property Protection. The cost to repair road surfaces or common areas is borne by every Association member. Therefore, anyone willfully causing damage to roadways or property within Common areas will be held responsible for the cost to restore or repair damage. This includes but is not limited to vandalism, damage to posted signs, destruction from behavior such as "burnouts," "donuts" or any other similar activity. [05/27/20]

Grass Passageways. When traversing an *authorized* grassy pathway, observe minimal speed and use care to avoid spinning tires or causing negligent damage to the grass. [05/27/20]

Common Area Concerns

Common Areas. In addition to ownership of KFA roads, certain designated areas within the sub-division are held as Common property by Association members. These are typically recreation areas surrounding ponds or KFA shoreline property along the edge of the Shenandoah River. Rules and restrictions are intended to promote property protection and safety in the Common areas. [05/27/20]

No posting of Political Signs. No political signs are to be posted on Common property. [5/27/20]

No Trespassing. The area beyond No Trespassing signs is private and reserved for use by Association members or their invited guests. The signs are intended to alert anyone that the area beyond the sign is KFA Common property to discourage entry by unauthorized users who may damage or abuse the area or who may present safety concerns. [05/27/20]

Noise Limit Within Common Areas. In common areas, please maintain a courteous noise level, especially during early morning hours or after sundown. Please be respectful to nearby neighbors by limiting noise or disruptive behavior. [05/27/20]

Gate at River Area Access. The gate across the river access road is to remain locked. Members are asked to re-lock the gate once their vehicle/s has moved through. This is intended to limit trespassing and help reserve the river area for use by Association members (or their invited guests). ~~Annually, every member household will receive an Association ID card. The card will include the lock code for the gate and will be mailed at the beginning of each new year. Do not share the lock code.~~ [05/27/20] Keys will begin being distributed in June of 2023. Each key holder will be required to sign a USER AGREEMENT and be issued Recreational Guidelines and Rules of River Access Gate Key Use to agree to before being provided a key. One key will be provided for each owner. Lost keys will require fees for replacement. [06/05/2023]

Camping. As of August 26, 2020- Camping Prohibited on Common Areas due to misuse and abuse of areas by campers. [8/26/20]

Glass containers are prohibited. No glass bottles or containers are to be brought within any Common area of the Association. [05/27/20]

Camp Fires in Common Areas. In Common areas, any and all burning must be confined to small fires contained within a fire ring. The fire must conform to West Virginia fire restrictions and burning laws and, at all times, must be monitored by a responsible adult. Before leaving the area, the fire must be fully extinguished leaving no remaining warm embers. No trash is to be burned in any fire. [05/27/20]

No Swimming. Swimming is not allowed in community-owned ponds/lakes. As a safety precaution, barefoot wading is not advised. [05/27/20]

Provision 14.0 Rules and Regulations of the DECLARATION OF KEYES FERRY ACRES MAINTENANCE ASSOCIATION, Inc. Rules and Regulations may be enacted by the Board for the purpose of explaining, interpreting and expanding the provisions of the Maintenance Association Documents or otherwise governing the use and occupancy of any real property owned by the Association. Provided, however, that no such modification to the Rules and Regulations shall be enforceable against any party until twenty (20) days after the Rules and Regulations have been published to all Unit Owners. Rules and Regulations may be enacted by the Association for any legitimate, non-discriminatory and permitted purpose so long as the Rules and Regulations do not conflict with the Declaration, Articles, Bylaws, or applicable law.

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