

THE FOUR WINDS CLUB INC.
Rules and Regulations



RULES & REGULATIONS

Voted/Approved by Board of Directors on
June 25, 2026

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The Rule and Regulations of The Four Wind Club Inc. SPECIFIES the RESPONSIBILITIES and AUTHORITY of the members and the Board of Directors.

The Four Winds Club Inc. is a recreational campground situated on over 300 acres of wooded land in a bend of the beautiful Rappahannock River. The campground affords a peaceful, yet accessible retreat located near colonial Fredericksburg, Virginia.

Pursuant to the by-laws of The Four Winds Club Inc. under Article VI, Section 2: Specific Powers, The Board of Directors shall have the power to either directly or through the Environment Preservation Committee adopt and publish rules and regulations governing the use of the properties and the personal conduct of the Members and their delegates and guests thereon, and to establish penalties for the infraction thereof;

All persons on Four Winds property, including but not limited to their lots, **are subject to all state and federal laws.** Any person found in violation of the rules and regulations and/or found causing damage to any Four Winds property will be subject to disciplinary and or legal action as determined by the Board of Directors as set forth in the by-laws of The Four Winds Club, Inc. This may include fines, suspension of property owners' privileges, membership, voting rights, suspension of family members and guest privileges, legal action or a combination all.

Permanent or semi-permanent structures are strictly prohibited. The Board of Directors are responsible for ensuring that each lot is used only for recreational camping purposes and is not used as a residence. This is in accordance with Caroline County Zoning Ordinance, Article 15, Section 20: Special Provisions Applicable to Campgrounds/Camping Area.

“The following standards shall apply to all campgrounds/camping areas, and individual lots within those areas. Permanent occupancy of any camping lots shall not be permitted. The maximum number of overnight stays shall not exceed 180 nights in any twelve-month period.”

Additionally, the Board of Directors and Property Owners are responsible for the overall appearance of each lot within the campground in order to “preserve the natural quality and aesthetic appearance of the existing geographic areas.” Items affecting such appearance include the selection and placement of all structures, improvements, equipment, furniture, vehicles, receptacles, signs, etc.

This pamphlet contains rules and regulations as outlined by the Conditional Use Permit issued by the Caroline County Department of Planning and Community Development, State Health Department, the Caroline County Zoning Ordinance and The Four Winds Club Inc. Board of Directors Any questions concerning the implementation of any rule/ regulation should be directed to the Board of Directors.

When in doubt whether a permit must be obtained or if additional information is needed on any subject relating to what is or is not required or permitted on a lot, please contact the Four Winds EPC Director.

Four Winds will enforce rules and regulations with zero tolerance and when necessary, use

resources provided by Caroline County and the Commonwealth of Virginia.

MEMBERSHIP

Proof of permanent residency is required for processing new membership applications which includes an administrative processing fee. The new membership administrative fee is administrative costs, facilities hook up charges, maintenance fee and costs for membership/guest/family cards is a \$300 one-time fee. Upon membership, members will be issued member/owner cards valid for 180 overnight stays. Members are permitted spouse/significant other pass valid for 180 nights **with proof of residency of the same household address. Overstay fines will incur after 180 overnight stays at the rate of \$10.00 per day up to \$900.** Members are also permitted six (6) family cards valid for 30 overnight stays but cannot be used for the same individual.

In accordance with 12VAC5-450-10; Overnight stay is defined as the occupation of a camping unit as a temporary habitation between the hours of 7 p.m. and 7 a.m., or major portion thereof. Effective February 15, 2022, any member and/or guest staying six and a half (6.5) or more hours between the hours of 7 p.m. and 7 a.m. will be charged an overnight stay fee.

MEMBERSHIP/FAMILY CARD/GUEST PASSES Upon entering the Four Winds Club, ALL members, family and guest(s) must stop at the security gate. A current membership card, family card or guest pass must be presented, and if requested an additional valid form of ID (State or Federal Government issued). Entering Four Winds by any other means is prohibited.

Members in good standing, whose dues/assessments are paid up to date, and their guest(s) will be permitted the use of Four Winds common grounds, facilities and amenities. **Members shall be present when family members or guests enter Four Winds.**

Members not in good standing **will be prohibited** from signing in, *staying on other Member lots* and/or entertaining guests. Voting rights, and the right to use the facilities and other improvements of the common areas by a Member, his designees or guests may be suspended by the Board of Directors until such dues, fines or assessment has been paid along with all penalties and interest levied thereon. Refer to Four Winds Club, Inc. By-Laws, Article III: Section 2; Suspension of Membership Rights & Declaration of covenants, conditions and restrictions Article IV Property Rights (d). **Members caught having unauthorized overnight stay guests will be subject to suspension of up to 90 days per By-Laws of all common areas and voting rights can be suspended.**

When leaving, all members, family and guests must stop and scan out of the security gate regardless if the gate is open. If the security system is down it is the member's responsibility to make sure they are signed in and out along with all their guests on entering and exiting Four Winds Club, Inc. with the Security Office. All card owner & guest information will be kept on file at the security gate and club office.

TEMPORARY GUEST PASSES All guests of members without family cards will be issued a 24-hour guest pass once the guest is signed in by a member in good-standing and the fee of \$10.00 per person per day entrance fee is paid. Guest pass fee is set by Board of Directors. Overnight guest passes can be issued no more than 15 times per individual guest per calendar year (January 1 to December 31).

Effective 01 AUGUST 2023: CARD OWNERS REQUESTING ENTRANCE TO FOUR WINDS PROPERTY WITHOUT A VALID MEMBERSHIP CARD BUT WITH VALID STATE/GOVERNMENT IDENTIFICATION WILL BE FINED \$10.00 ENTRY.

Effective 01 AUGUST 2023: CARD OWNERS REQUESTING ENTRANCE TO FOUR WINDS PROPERTY WITHOUT VALID MEMBERSHIP CARD OR STATE/GOVERNMENT IDENTIFICATION WILL BE DENIED ACCESS.

Guests are the responsibility of the signing member. Any violations accrued or damages caused to Four Winds Property will be the responsibility of the lot owner and added to the lot owner's account. **The Four Winds Club Inc. reserves the right to refuse guest entry based on previous violation history.** Guests must stay at the signing member's lot only. Members with more than one lot may have guest(s) bring their own camper/tent to camp on the extra lot only if the lot is empty. Additional charges will apply for guest campers; \$25.00 per day, \$100.00 per week and \$300.00 per month, per family of four (4). **Guests visiting with campers are not to exceed 30 days per calendar year.** Please note that only one camper per lot is authorized at all times. Guest pass charges are non-refundable. Guest passes must be displayed on vehicle windshield at all times. Only guests over 18 years of age will be permitted onto Four Winds property without adult supervision. Guests below 18 years of age must have member/parents/guardian physically present in the campground.

Class 4 Members: Class 4 Members are all persons who do not own a Holiday Site who are granted membership in the Club by the Board of Directors. The Class 4 Member does not have voting rights but will have 180 overnight stays and use of the common areas on an annual membership base. The membership can be revoked at any time without a prorated refund if any rules and regulations are broken. An application is required along with a background check, annual membership fee (subject to change annually).

MOTORIZED VEHICLES All motor vehicles entering and exiting Four Winds property will display proper state registration and inspection stickers and have proof of valid insurance. Any motor vehicle not registered, tagged, and inspected in accordance to Virginia State Law will not be permitted entrance. Any unauthorized vehicle on Four Winds property must be removed by the property owner at their own expense or be subject to violation fines and Four Winds disciplinary action. No "Farm Use" plates are authorized on Four Winds property without written approval from the Board of Directors.

Motorized vehicles are NOT permitted in the grass around the youth center or pool area except golf carts, UTVs and ATVs. No motorized vehicles are permitted on the golf course except for golf carts and UTVs and ATVs. All licensed vehicles are to be driven by licensed drivers only and operated in a safe manner.

The speed limit throughout Four Winds property is 15 MPH regardless of the vehicle.

GOLF CARTS All golf carts, UTVs and ATVs must be registered by 31 May of each year or when Members come in for the Primary Camping Season. Golf cart/UTV registration is subject to change. Updated registration stickers not in full display by the start of Primary Camping Season are subject to violation fines and Four Winds disciplinary action. After 2 reckless violations the golf cart/UTV must be removed from Four Winds Property.

QUIET TIME Quiet time will be observed between the hours of 10 p.m. and 8:00am. Be considerate of your neighbors to not disturb the peaceful enjoyment of their visit at Four Winds.

CONDITION OF LOT Each lot owner is responsible for the upkeep of their lot/property. Refer to THE FOUR WINDS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS Article VII; Environmental Preservation, Article VII; Use Restrictions and Article VI, Holiday Site Maintenance. You may not infringe, place trash, trespass or obstruct entrance to other members lots. If you are not occupying your camper in the wintertime please winterize, unhook from water, sewage and electric. Corrective action notices and violation fines will be imposed on lots found to be in unclean, unhealthy, and unsafe conditions. Actions unresolved by the member/lot owner and Four Winds will be forwarded to Caroline County Department of Planning and Community Development and Virginia Department of Health for resolution and/or enforcement.

BUILDING/ZONING PERMITS/WAIVER A permit/waiver must be obtained from Four Winds and Caroline County prior to building and property structures being constructed, altered, repaired, stored, located, moved, converted, extended or enlarged, used or changed. A permit/waiver can be obtained from Four Winds by submitting drawings and plans and getting approval from the Board of Directors or the EPC (Environmental Preservation Committee) Director. Once a permit/waiver has been approved by Four Winds, a permit/waiver must be issued from Caroline County Planning & Building Department. Once approved permit/waiver is acquired, provide Four Winds a copy with a \$10.00 building permit fee to begin work.

STORAGE SHED A permit/waiver must be issued from Four Winds and Caroline County Planning & Building Department prior to building or placing a pre-built shed on your lot. Sheds cannot be used as guest rooms for any person(s) to sleep in.

OCCUPANCY In accordance with Caroline County Zoning Ordinance Article 15, Section 20 SPECIAL PROVISIONS APPLICABLE TO CAMPGROUNDS/CAMPING AREA;
“Permanent occupancy of any camping lots shall not be permitted. The maximum number of overnight stays shall not exceed 180 nights in any twelve-month period.”

Four Winds will impose a \$10.00 per lot per day fine for staying in the campground over 180 overnight stays. Overstay violations for a person staying on one lot for over 180 nights will be submitted to the Caroline County Department of Planning and Community Development and Virginia Department of Health. After 180 Overnight stays membership can be suspended up to 90 days Per the By-Laws. After 30 consecutive overnight stays membership can be suspended up to 90 days per the Declaration of Covenants, Conditions and Restrictions which includes electric/water and voting rights. ***Guests staying over their authorized overnights shall be barred from Four Winds and if caught returning shall be considered trespassing.*** Guests staying over their authorized overnight stays shall not be allowed to drive onto Four Winds property but shall be made to park near the gate and walk. Guest parking will be limited to 6 (six) hours. After such time, Four Winds will have the authority to have the vehicle towed at the owner's expense. (Under Article VIII Use Restrictions Section 2 Restrictions on the Uses of Holiday Sites (a) No Holiday site shall be used as a residence nor, without the written permission of the Environment Preservation Committee of the Club, be continuously occupied for a period in excess of thirty (30) days. Under By-Laws Article III Section 2, b. Violation of Rules and Regulations. The Board of Directors may suspend the right of a member, his designee's guests to use the facilities and other improvements of the common areas because of a violation by such Member, designee or guest, of any rule or regulation established by the Board of Directors or any committee thereof governing the use of the common areas and facilities or otherwise relating to the property of its use. Prior to

any such suspension, such Member shall be entitled to reasonable notice (20 days) and a hearing before the Board of Directors. In no event shall such suspension exceed ninety (90) days.)

Overnight stays are also defined as sleeping during the night and over day stays are defined as sleeping during the day (for example: because of working at night). Exclusion: If you are using Four Winds for recreation and not staying overnight, you will be able to use the amenities every day. This can be confirmed by security by scanning in and out.

The following definitions of "Use as a Residency" shall be used as a guideline in determining if a violation of the foregoing prohibition has occurred. A property owner or guest shall be considered to have used a lot/campsite as a residence if the owners or their guests shall:

- 1) Enter on the lot with the intent of using it as a primary abode and/or
- 2) Send children to school or cause children to be sent to school initiated from with Four Winds and/or
- 3) Not have a Primary Residence other than Four Winds and/or
- 4) Stay at Four Winds during the school year, school week and having children attending school not from your permanent residence and/or
- 5) Use Four Winds as a home address on any official document (i.e. driver's license, school record, welfare forms, mailing address, package deliveries, etc.) and/or
- 6) Be on Property (i.e. at Four Winds) not to exceed 180 overnight stays in any 12-month period.

NO LOT SHALL BE USED AS A BASE OF OPERATION FOR COMMERCIAL VENDORS/ CONTRACTORS / BUSINESS. NO COMMERCIAL HEAVY-DUTY TRUCKS, EQUIPMENT OR TRAILERS MAY BE PARKED FOR STORAGE AT ANY TIME, within the campground, except those trucks designated and equipped for camping use.

PETS Four Winds members may bring usual household animals such as dogs and cats for overnight camping or day use. Exotic pets and farm animals are not permitted. All pets must be on a leash or otherwise kept under control at all times when not otherwise confined to their owner's lot(s). Pet owners are responsible for pet waste cleanup. An annual permit is required for all pets with proof of rabies vaccination.

Household pets deemed to be of a vicious nature will not be permitted to be brought upon Four Winds Property. Any pet that attacks a person or another animal must be removed from Four Winds immediately. If necessary, Caroline County Animal Control will be notified. Any lot owner that does not remove the pet from their property will be fined \$50.00 then \$10.00 per day until the pet is removed up to 90 days. Pet owners will be fined for pets creating a public health or noise nuisance.

No pets are allowed in the pool or pool area.

Four Winds prohibits cruelty to any animal. Four Winds further prohibits fastening, tying, or restraining a dog to a doghouse, tree, fence, or any other stationary object by means of a choke collar, pinch collar, or prong collar. After 2 pet violations, the pet must be removed from the lot and Four Winds property. If necessary, Caroline County Animal Control will be notified.

PROHIBITED ITEMS Hot tubs, pools (over 1 foot or 12 inches in depth), wood burning stoves and electric stoves are prohibited. Prohibited items are not permitted to be operated on porches, in campers or in sheds. Violation fines will be applied for each violation. Hardwiring

of any of these items is prohibited. Washer and Dryer (110V) are permitted with an annual permit from Four Winds \$100.00 per year subject to change annually and are only authorized on holding tank or sewer. **Generators can only be used during campground power outages. Anyone found using a generator other than during power outages will incur fines of \$25.00 then \$10.00 per day until resolved.**

TARPS Tarps covering campers, sheds, etc. must be removed by Memorial Day and cannot be put back on until after Labor Day. **No permanent tarps, covers, etc. allowed.**

FENCES PRIVACY FENCES ARE PROHIBITED. POINTED PICKET FENCES ARE PROHIBITED. BORDERLINE FENCES CANNOT EXCEED four (4') feet in height All fences must meet county requirements and be 6' from the ground Four Winds, Police & Rescue need to be able to access for emergencies

TREE OR LIMB REMOVAL Board approval in writing is required to remove or prune any tree or limb within the campground that is three (3") inches or larger in diameter. Submit requests through the Four Winds Office.

1. A Tree Removal Request must be submitted with notation of the tree(s) to be removed, method of removal and the reason for removal. Each tree must be marked for an on-site check prior to approval of the permit.
2. Tree Removal Permits will be issued for the removal of trees in order to clear space for a camping unit, building of an improvement, or if a tree is dead or leaning, thus endangering property, damaged property or cause damage to property.
3. Failure to comply with the above specifications for tree removal will result in a \$25.00 per offense violation fee.

MISUSE OF ELECTRICITY Any alteration of electric usage by a property owner, family member or guest is prohibited and will result in a \$50.00 violation fine plus damages. Anyone who attempts or causes another to attempt to by-pass the electrical box/ breaker on Four Winds property owners lot, whether the electric has previously been disconnected by Four Winds or whether an electrical box/breaker has been tampered with for any reason, will be assessed for Theft of Electricity and will press charges with Caroline County Sheriff's Department. Each violation carries a \$50.00 violation fee plus twice the cost of repair. Hardwiring is prohibited and will be reported to Caroline County. Plugging into another lot's electrical box/ breaker is strictly prohibited resulting in an additional \$50.00 violation fee. Lot owners cannot give permission for other members to use their electrical boxes when the other member's privileges have been suspended this is considered theft of electricity. Electricity can only be used on lot owners in good standing's property. Anyone permitting other persons (e.g. not in good standing) to use/plug into their electrical box will be fined \$50.00 then \$10.00 per day until resolved for theft of electricity from Four Winds.

Electrical boxes/breakers are the property of Four Winds Club, Inc. and cannot be enclosed to restrict access to Four Winds. Four Winds Club, Inc. has the right to access easements which include electrical boxes/breakers, water lines and sewage lines.

PRIVATE SALES If any member goes to sell their deeded lot to a potential member, the current member must contact the EPC Director to set up a date/time to inspect the lot(s) and the utility hook ups to ensure compliance and safety. The EPC Director must approve this request prior to the potential buyer applying for membership and purchasing the lot.

STORAGE No camper or vehicle shall be used as a storage facility.

LOT SIGNS All lots are required to have a standardized "visible from the road" sign identifying both lot and cluster number and are the owners' responsibility in obtaining. The sign will be erected and positioned in accordance with Caroline County printed guidance. Specification sheets can be found in the Club Office.

FIREARMS Firearms shall not be discharged within Four Winds Property. A firearm is classified as any device that can shoot a projectile. Firearms are prohibited in and/or around the playground, pool and Youth Center areas.

SWIM AT YOUR OWN RISK A swim at your own risk is in effect at the Four Winds lakes, river, and swimming pool. Children ages 12 and under should not use the pool, enter the lake or river without adult supervision. Swimmers understand that they are responsible for their own safety.

CHILDREN UNDER THE AGE OF TWELVE (12)

A responsible adult must accompany all children at and under the age of twelve (12) anytime they are not on their own lot/campsite. This is to include public facilities, restrooms, swimming pool, playground, and youth center.

FISHING LICENSE A valid Virginia fishing license is required to fish in any waters at Four Winds.

GAS POWERED BOATS AND DAM AREA No gas-powered boats are permitted on Four Winds lakes. No boats are to be left on the face of the dam or in the launching area at Holiday Lake. Boats are to be stored on the boat rack, near the boat rack or on the members' lot. Four Winds will confiscate all boats left on the face of the dam. Owners will be charged a \$10.00 a day storage fee until boats are reclaimed.

RAPPAHANNOCK RIVER ACCESS NO boats/Jet skis/Wave runners, etc. are to be stored on the easement near the river. NO boats/jet skis/wave runners, etc. shall be chained, roped, or otherwise tethered to any parts of the dock or structures on the easement. ALL BOATS, ECT. MUST BE REMOVED FROM THE WATER AND THE PROPERTY WHEN LEAVING THE EASEMENT.

ALCOHOLIC BEVERAGES AND DRUGS No alcohol is permitted in and/or around the youth center, pool and playground areas. (Unless otherwise informed for a special adult only event approved by the Board of Directors.) The identified areas are alcohol/drug free zones. Four Winds has zero tolerance for violation of this policy. Violators will be fined \$50.00 and per the By-Laws be suspended for up to 90 days.

Local authorities will be contacted for possession, usage and/or distribution of illegal drugs. Distribution of alcohol to anyone under the age of 21 is illegal and local authorities will be called if caught. Any member or guest under the age of 21 trying to buy alcohol at the Out of Bounds Restaurant will be suspended from entering the restaurant for up to 90 days.

No kids under the age of 18 are permitted in the restaurant or pavilion area where alcohol is sold after 10 P.M. Exceptions for special events only (i.e. bands, DJ, fireworks, etc.) approved by the Board of Directors or Officers of the Four Winds Club.

PAYMENT OF DUES In accordance with Virginia Code § 55-513. Adoption and enforcement of rules, the board of directors shall also have the power, to the extent the declaration or rules and

regulations duly adopted pursuant thereto expressly so provide, to suspend a member's right to use amenities, facilities, or services, and right to drive vehicles on Four Winds property. Payments of dues can be paid at the club office, security office, by phone, online, or at the restaurant.

Any member in arrears of 60 days or more will be subject to electric and water disconnection. A \$200.00 disconnect/reconnect fee will immediately be applied to the account balance. Four Winds is not responsible for spoiled/ damaged food or items resulting from disconnection. The account balance must be brought current in order to be reconnected. Unless an agreement/payment plan has been made and has been approved by the Board of Directors or the managing agent. An additional charge will be applied to the account balance if reconnection is requested after close of business Monday through Friday, Holidays or during the weekends.

DISPOSAL OF TRASH All sewage, waste, garbage, liquids solids and trash are the responsibility of the member/owner and must be disposed of properly and not stored on lot owners lots.

All sewage, wastewater, dishwater, etc. must be caught in properly approved containers and transferred to a sewage dump site. Violation of these rules will be forwarded to the Virginia Department of Health.

Household Trash shall be defined as solid waste comprising of garbage and rubbish (such as bottles, cans, clothing, compost, disposables, food packaging, food scraps, newspapers and magazines). Household trash (if outside) must be stored in a container with a lid to prevent wildlife from getting into the container. Household trash is to be disposed of at the Caroline County Convenience Site or taken with you. The Club will provide household trash dumpsters during primary camping season Memorial Weekend until Labor Day Weekend. **No furniture, propane tanks or hazardous material are to be placed in the dumpsters! Only household trash as defined above is to be disposed of in the dumpster.**

All tree limbs and leaves are to be taken to a designated dump location. Check with Security.

Non-household trash includes, but is not limited to, batteries, televisions, building materials, furniture and large waste items. Non-household items are NOT to be placed in the dumpsters. Non-household items are to be taken to a Caroline County Convenience Site for disposal.

Four Winds will apply violation fines to member accounts for improper disposal of items.

FIRES/UNAUTHORIZED BURNING NO OPEN FIRES of any kind (campfires, warming fires, burning of debris, leaves, brush, etc.) shall not be permitted on any lot except those confined within a metal, barbecue, brazing masonry fire pit/ ring, or a fire pit encircled with large stones.

DO NOT BURN ON DRY, WINDY DAYS WHEN THE WIND IS MORE THAN 10 MPH.

Per Virginia Burning Law: During the period beginning FEBRUARY 15th and ending APRIL 30th of each year, NO FIRES are permitted except between the hours of 4:00 p.m. and 12:00 a.m. (midnight) and not within 300 feet of dry grass.

All fires **MUST BE ATTENDED AT ALL TIMES** with an adequate water supply on hand and **MUST BE THOROUGHLY EXTINGUISHED** upon completion of use.

It is the owners/members/guests responsibility to update the club of any changes but not limited to:

- Residential/Primary address
- Mailing address
- Phone #'s
- Email address
- Vehicle Information
- Deed Changes or sale of property

VIOLATION FEES

Violation Fees may be imposed by Security Officer or any Director for infractions of the Rules and Regulations set by the Board of Directors, Caroline County Department of Planning and Community Development, State Health Department Regulations, and any other agencies under their purview. **The established schedule of monetary violation fees that may be imposed as approved by the Board of Directors is as follows:**

Description	Cost	Additional Action
Entry Without Membership Card (but with valid State issued ID)	\$10.00 per offense	
Using a Lot as a Residence (180 Night Limit)	\$10 per day Over 180 nights	Name/Lot info sent to Caroline County and state of Virginia; suspension of membership (up to 90 days)
Running the Gate	\$50.00 per offense	
<u>LOT VIOLATIONS</u>		
More than 1 camper per lot	\$50.00 initial	\$10.00 per day until removed
Cleanliness/Health/Excess Trash	\$50.00 initial	Notification to Virginia Department of Health
Safety/Broken windows doors, etc.	\$50.00 initial	\$10.00 per day until repaired
Overgrown Weeds/Brush	\$25.00 initial	\$10.00 per day until resolved
Missing Lot Sign	\$15.00 initial	\$5.00 per week until resolved
Unauthorized use of a generator	\$25.00 initial	\$10.00 per day until resolved
Wood burning stove in screen house, screened porch, shed, etc.	\$25.00 initial	Notification to Caroline County Health Department and Environmental Services

<u>SANITARY VIOLATIONS</u>		
Gray Water (improper use/function)	\$50.00 initial	Notification to Caroline County Health Department and Environmental Services
Improper Water Hookup	\$25.00 initial	
Septic Leak	\$50.00 initial	\$10.00 per day until repaired Notification to Caroline County Health Department and Environmental Services
Other	Determined per violation	Notification to Caroline County Health Department and Environmental Services
<u>ELECTRICITY</u>		
Theft of Electricity (disconnect bypass)	\$50.00 initial plus 2x the cost of repair per offense	Notification to Caroline County Sheriff's Department
Alteration of Electricity	\$50.00 initial plus 2x repair costs per offense	Notification to Caroline County Sheriff's Department
Theft of Electricity (another lot)	\$50.00 initial	Notification to Caroline County Sheriff's Department
<u>PERMIT/STRUCTURE</u>		
No County Permit	\$25.00 initial	\$10.00 per day until resolved; Notification to Caroline County Planning & Building Department
Fence Exceeds four (4) feet in height	\$10.00 initial	\$5.00 per week until corrected
No Tree Permit	\$25.00 per offense	
Structure violates Zoning Measurements	Immediate County Notification	Notification to the Caroline County Planning & Building Department
<u>MOTORIZED VEHICLES</u>		
Abandoned Vehicle, parts, motors, etc.	\$50.00 initial	\$10.00 per day until removed
Wrecked/Inoperable Vehicle Storage	\$25.00 initial	\$10.00 per day until resolved
Expired Registration	\$50.00 initial	\$10.00 per week until resolved
No tags	\$50.00 initial	\$10.00 per day until vehicle is removed from the property
Reckless Driving	\$50.00 initial	

<u>GOLF</u>		
<u>CART/UTV/ATV</u>		
Registration	\$25.00 initial	\$25.00 per year by May 31 st
Reckless Driving	\$25.00 initial	After 2 violations golf cart must be removed from Four Winds property
Other	Determined per violation	
<u>PETS</u>		
		AFTER 2 VIOLATIONS, PET MUST BE REMOVED OR ANIMAL CONTROL WILL BE NOTIFIED
No Leash/ Out of Control	\$25.00 initial	\$10.00 for each offense within calendar year. Notification to Animal Control after 2 nd offense.
Noise Nuisance	\$25.00 initial	\$10.00 for each offense within calendar year. Notification to Animal Control after 2 nd offense.
Attack (other animals, humans, etc.)	\$50.00 per offense	ANY proven attack is grounds for immediate removal of animal and immediate notification to Animal Control. PLUS \$10.00 per day until pet is removed.
Construction of dog pens/tether/run	\$35.00 initial	\$10.00
Pet in Restricted Area	\$25.00 per offense	
Pet Fee	No Pet Fee with proof of Vaccinations	
<u>IMPROPER TRASH DISPOSAL</u>	\$50.00 per offense	
<u>FIRES</u>		
Unattended Fire	\$25.00 per offense	
Burning without Ring, Blocks, Pit, etc.	\$25.00 per offense	
Burning During Restriction Period	\$25.00 per offense	
Miscellaneous	Determined per Violation	

The above violation fees are in accordance with § 55-513. Adoption and enforcement of rules. The amount of any charges so assessed shall not be limited to the expense or damage to the association caused by the violation, but shall not exceed \$50 for a single offense or \$10 per day for any offense of a continuing nature and shall be treated as an assessment against the member's lot for the purposes of § [55-516](#). However, the total charges for any offense of a continuing nature shall not be assessed for a period exceeding 90 days. After the 90 days lot owners information will be given to Four Winds Club, Inc. attorney for legal action.

THE FOUR WINDS CLUB, INC.

REGARDING IMPROPER TREATMENT OF VOLUNTEERS, WORKERS AND OWNERS, AND DECORUM AND CONDUCT BY MEMBERS AND OWNERS

WHEREAS, Article IV, Section 2(b) of the By-laws for the Four Winds Club, Inc., as amended (“Bylaws”), provides that the Board of Directors (“Board”) of the Four Winds Club, Inc. (“Club”) is authorized to exercise on behalf of the Club all powers, duties, and authority vested in or delegated to the Club and not reserved to the members;

WHEREAS, Article VIII, Section 1 of the Four Winds Declaration of Covenants, Conditions and Restrictions, as amended (“Declaration”) and Article VI, section 2(a) of the Bylaws provide the Board with authority to adopt reasonable rules and regulations governing the use of the properties and the personal conduct of the Members and their delegates and guests thereon, and to establish penalties for the infraction thereof;

WHEREAS, Article VIII, Section 2(i) of the Declaration provides that “no noxious, dangerous, illegal, unreasonably disturbing, or offensive activity shall be carried on upon the Property nor shall anything be done which may be or become a nuisance or annoyance”;

WHEREAS, Article III, Section 2(b) of the Bylaws and Article IV, Section 1(d) of the Declaration provides the Board with authority to suspend an owner’s voting rights and rights to access the Club’s Common Areas and Facilities for any violation of the Club’s adopted rules & regulations; and

WHEREAS, for the benefit and protection of the Club and its members and the benefit and enjoyment of the owners, the Board deems it necessary and desirable to establish standards for the decorum and behavior of members of the Club, their guests and other individuals who conduct business with the Club; who attend meetings of the Club, the Board and its committees, so that the Club's business may be conducted in an orderly and appropriate manner.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules & regulations are hereby adopted.

I. Standards of Conduct.

- A. Intent. It is in the Club's best interest that standards of conduct be adopted which govern the way in which members and owners, including directors, communicate with, address and conduct business with other members, owners, directors, and employees of the Club, as well as contractors and guests of the Club. Additionally, it is in the Club's best interest that standards of conduct be adopted which govern all interactions between Club members, the Board of Directors, officers, owners, guests, employees, management and other vendors/contractors of the Club.

Furthermore, it is in the Club's interest that all meetings and functions held by the Club, including meetings of the Club's Board of Directors, committees and staff, be conducted in an orderly and appropriate manner. As such, the Board of Directors shall have the right to enforce appropriate standards of civility in the conduct of communications and business by and between members, owners, directors and employees of the Club. Furthermore, the chairperson, presiding officer or leader (herein after, "presiding officer") of all Club meetings and functions, shall be vested with the necessary authority to create and maintain order among all participants and attendees.

II. Zero Tolerance for Offensive Treatment and Behavior

- A. No Offensive Treatment - Other Owners. No owner or member (or their guests) shall engage in conduct that is unreasonably annoying, offensive, improper, intrusive, threatening or that creates an oppressive environment to the detriment of any other owner's peaceful enjoyment of their Lot and the Common Area. In addition, no owner or member of the Club or their guests shall engage in conduct that may be fairly deemed to constitute harassment, verbal abuse, or physical intimidation of any owner.
- B. No Offensive Treatment – Staff/ Other Vendors. Any owner, member (or their guests) shall engage in conduct that is unreasonably annoying, offensive, improper, intrusive, threatening or that creates an oppressive, uncomfortable, or hostile work environment for the employees and vendors that work on the Club's premises. In addition, no owner member, or their guests shall engage in conduct that may be fairly deemed to constitute harassment, verbal abuse, or physical intimidation of any employees or contractors of the Club or the companies that provide services to the Club.

- C. Handling of Complaints. Any owner, member, or employee of the Club or of the companies that provide services to the Club may submit a written complaint regarding any incident involving owner, member, or guest conduct that violates this Resolution (or the Club's governing documents) to the Board or Club's Management Agent. The complaint shall include a description of the incident, date of the incident, identification of any individuals who may have witnessed the incident, and signature of the complainant. The Board will review all submitted complaints for a determination as to whether a violation of this Resolution has occurred and, in its discretion, take such action deemed appropriate under the circumstances. Such complaints shall be addressed pursuant to the Club's current due process and rules enforcement policies.

III. Communications and Conduct of Business

- A. Communication. The board recognizes that members, directors, and owners must regularly communicate with a variety of persons to conduct their business with the Club, including face-to-face meetings, telephone contact, e-mail, and other written communications, posting of notices on bulletin boards and other appropriate methods. This Resolution requires that all such contact and communication have certain standards, so that the business of the Club is conducted in an appropriate and business-like manner and in a manner which protects the Club's directors, officers, employees, and maintains proper relationships with the contractors.
- B. Standards. In any and all communications by and between members of the Club, owners, members, directors, officers, employees, guests, or management, its agents, its employees, or third-party vendors/contractors, the following standards shall be observed:
1. No profanity or offensive language is permitted.
 2. No slanderous or defamatory statements shall be made.
 3. No name-calling, threatening, abusive, or personally derogatory statements shall be permitted.
 4. Clear that no communicating in a disturbing, abusive, or harassing manner, either verbally or in writing, or using any form of intimidation or aggression, all of which would constitute improper or offensive behavior. This includes, but is not limited to, no shouting or yelling, and no engaging in physical intimidation (e.g., blocking an exit/doorway). Disorderly conduct is not permitted.
 5. All communications should have a respectful tone and manner appropriate to the substance of the communication. No one shall make repeated anonymous communications or repeated communications

without legitimate purpose.

6. No person shall undertake physical, verbal, or written harassment of any other person nor otherwise make unwanted contact with other persons. No person shall make insults, taunts, or challenges.
7. No inaccurate or misleading information about the Club should be made.
8. With respect to written communication (including e-mails), personal communication, and phone communication, neither of the Board, directors, nor management shall be obligated to respond to any member, director, or owner whose communication violates these standards.
9. Members and owners are not to interfere, in any way, with the work done by contractors hired by the Club. This includes engaging in lengthy conversations with Club-hired contractors, as well as communicating complaints of the work being done directly to the contractors, either verbally or in writing.
10. If a director receives a communication from members or other directors which violates these standards, the director may advise the person making the offensive communication that he or she no longer wishes to be contacted by that person, and the director's request shall be honored.

IV. Behavior at Meetings, Functions, and Events

- A. Attendance and Participation. Club meetings are private functions which are open only to members (except for closed or executive sessions) and other persons specifically invited by the board of directors or committee.
- B. Recognition of Speakers. All persons attending meetings of the Club, a committee, or the Board of Directors must be recognized by the presiding officer before speaking and must speak within any specified time limit set by the presiding officer. In return, the presiding officer and other board or committee members shall courteously received the comments made by such persons.
- C. Rules of Conduct.
 1. All speakers at meetings and attendees of Club meetings and functions must remain polite and businesslike at all times and may not engage in foul language.
 2. Speakers and attendees may not raise their voices to otherwise speak in a threatening, belligerent, or abusive manner. Disorderly conduct shall

not be permitted.

3. Speakers and attendees may not hand notes to, or otherwise demand the attention of Board or committee members during the meetings (unless specifically requested by a board or committee member), or engage in any other behavior which disrupts the course of the meeting or discussions.
- D. Disruption. Any person who fails or refuses to obey the rulings and directions of the presiding officer, violates the rule set forth herein or authorized disrupts the meeting in any manner, shall be requested by the presiding officer to leave the meeting room for the remainder of that meeting. If any person refuses to follow the directions of the presiding officer, the presiding officer shall cause such person to be removed from the meeting by reasonable and appropriate means.
- E. Applicability. The rules of conduct described above specifically apply to all monthly meetings of the Club's Board of Directors, as well as any and all special meetings called by the board, meetings of committees and the annual and special meetings of the members of the Club.
- F. Other Rules. The presiding officer of a meeting or the Board of Directors may, in its discretion, adopt such other rules of conduct for particular meetings or functions to ensure that order is maintained and/or the Board may conduct its business in a proper and efficient manner. Said rules shall apply as those set forth herein.

V. Social Media Use

- A. The Club reserves the right to use social media controls to limit access and use of the Club's social media pages to current owners and members.
- B. Posts and comments on any online platform containing any of the following items are prohibited and will be deemed a violation of this Policy:
- Vulgar, defamatory, obscene, profane, abusive, offensive, or hurtful language
 - Inappropriate images, such as, but not limited to, pornography
 - Statements that are bigoted, hateful, or racially offensive
 - Comments or content that promotes or perpetuates discrimination or violence
 - Personal attacks or “bashing” of any kind against any person
 - Spam or links to other sites advocating illegal activity
 - Promotes services, products, or political organizations
 - Infringements on copyrights or trademarks

- Any violation of a person's right to privacy or personally identifiable medical information
 - Information that may compromise the safety, security, or proceedings of any legal action pertaining to the Club
- C. The Club reserves the right to remove any content the Board or Managing Agent, in their sole discretion, deem inappropriate or harmful to the Club or any individual.
- D. Any posts, comments, or content in violation of this policy may be deleted by the Board or the Managing Agent.
- E. In the event any content is found to be contrary to this Policy, the member or owner posting such content will be deemed in violation of this Policy and subject to appropriate enforcement action in accordance with the Club's governing documents, which may include legal action, as further described in section VI of this Policy.

VI. Enforcement

- A. Upon notice that a member or owner has violated the standards set forth in this Resolution as to any communication or behavior at a Club meeting, function, or event, the Board of Directors may in its discretion take enforcement action.
- B. The Board shall be the sole arbiter with respect to alleged violations of this Resolution and may in its discretion provide the member or owner with an opportunity to be heard regarding the alleged violation (unless said opportunity to be heard is required as noted below). If the board finds that a member or owner has violated the standards, enforcement action may include, but not be limited to:
1. Issuing to the member or owner regarding the communications or behavior which have violated the standards.
 2. Restricting the member or owner from future communications and interactions with the party or parties who have lodged complaints against the member or owner in question, particularly if the complaining parties are Club employees, directors, officers, or contractors.
 3. Prescribing a specific form of communication to be observed by the member or owner.
 4. Or restricting the member's or owner's ability to communicate directly with employees, directors, or contractors through methods appropriate

under the circumstances, including but not limited to, e-mail or phone blocking; instructions to employees, directors, or contractors regarding contract with said member or owner; or other methods appropriate under the circumstances.

5. Suspending or restricting the member's or owner's physical access to the employees or contractors (or facilities where the employees or contractors work), provided that the member or owner shall be provided an alternate means of contacting any necessary business.
6. Suspending the member's voting rights and/or right to access the Club's common area and facilities.
7. Seeking legal remedy, such as a lawsuit for injunctive relief or restraining order, if necessary. If such action is necessary, the Club shall also demand all its costs and attorney's fees incurred in doing so, as specifically provided for in the act. These amounts could include all fees incurred thus far, as well as those incurred in drafting pleadings, preparing for court and attending the necessary hearings.
8. Other actions as the Board deems appropriate, in its discretion and in light of the violation committed.

In cases where a significant violation of these standards occurs while a Board meeting is pending, management and consultation with the Board, may prescribe appropriate intermediate limitations on the member or owner until the Board determines how to proceed upon the alleged violation.

- C. Opportunity to Be Heard. If the Board takes action to limit or suspend the rights of any member (or their authorized legal representative) to access or use Common Areas and/or facilities, said member shall be notified in writing and may request a hearing before the Board of Directors regarding the action to be taken and will be permitted to present evidence or argument on his or her behalf at such hearing. If the person whose attendance or participation is limited or suspended is not a member, the Board of Directors may offer or grant a hearing in its sole discretion.

VII. Interpretation

This Resolution is intended to serve as a protection to the Club, its directors, officers, members, residents, employees, contractors/vendors, and the Club's Management Agent and its employees and to ensure the rights of those persons to proper communications, appropriately conducted meetings, events, and functions. The Board may determine the specific manner in which the provisions of this resolution are to be implemented for any particular communication, meeting, or function. Any inadvertent omission or failure to conduct any proceedings in exact conformity with

this resolution shall not invalidate such proceeding.

This resolution is effective upon its adoption.