

## **Applicable “HOA” Property Owner Information**

**Cabin Point – Property Owner Covenants (2pgs)**

**Glebe Harbor – Cabin Point Sanitary District  
Westmoreland County Rules/Regulations (12pgs)**

**Westmoreland County Real Estate Tax Bill  
& Sanitary District User/Rec Fee (1pg)**

**(Data Source: GH-CP.org)**

*The COVENANTS for the Cabin Point Subdivision are transcribed below. Each of the 12 sections within the subdivision has a set of covenants on record; however, there are only two variations of these covenants. The basic variation applies to Sections 1 to 6, and a slightly modified version applies to Sections 7 to 12. The additional items for Sections 7 to 12 are shown in italics in the following.*

## **CERTIFICATION OF OWNER'S CONSENT TO SUBDIVIDE**

Cabin Point Inc., owner in fee of all of that portion of the farm known as Cabin Point encompassed within the boundaries of the hereto annexed plat of survey and subdivision made by Tayloe Surveys, Inc., dated \_\_\_\_\_, 19\_\_, entitled "Section \_\_, CABIN POINT," does hereby certify that said subdivision is with its free consent and in accordance with its desire; that the land contained within the boundaries of said subdivision is a part of the land conveyed to Cabin Point, Inc. by deed of H. T. E. Corporation dated April 15, 1975, and recorded in the Office of the Clerk of the Circuit Court of Westmoreland County, Virginia, in Deed Book 250, at page 433.

And Cabin Point, Inc., by recordation of this document, does hereby dedicate to Westmoreland County and/or the Commonwealth of Virginia all the streets and drainage easements appurtenant thereto shown on the aforementioned plat.

And Cabin Point, Inc. does further establish the following reservations, restrictions and conditions which shall be appurtenant to the lots in said subdivision and shall run with the respective titles thereto, the violation of any of which shall be actionable by any lot owner, Cabin Point, Inc., or its successor:

1. Cabin Point, Inc. reserves a 15 ft. utility easement along the street boundaries of the respective lots in the said subdivision and reserves the right to grant to the appropriate utility service organizations easements, 7-1/2 ft. in width, along the side boundary lines of lots shown on the said plat, except that where two or more of the said lots are owned by a common owner, no such easement may be granted except along the side line of the composite ownership of the said common owner.
2. No building shall be erected or maintained on any residential lot in said subdivision other than a private residence and a private garage and boat facilities for the sole use of the owner or occupant thereof. (and no structure other than boat facilities and erosion control structures shall be erected closer than 25 ft. to the mean high water line of Cabin Point Creek.)
3. Any garage or other building erected or maintained on any residential lot in said subdivision must conform in appearance and construction to the residence on such lot.
4. No part of said premises shall be used for commercial or manufacturing purposes, nor shall any use be made of any lot which would constitute a nuisance or depreciate the value of adjoining lots.
5. No residential building shall be erected or maintained on any lot in said subdivision having a ground floor area of less than 1,200 sq. ft. on waterfront lot and 875 sq. ft. on other lots, exclusive of porches, etc.

6. Buildings shall be erected in accordance with setback lines shown on the plat of subdivision and in accordance with side and back line restrictions as established by the ordinances of Westmoreland County.
7. All sewerage will be disposed of through the use of septic tank and drainfield installations to be approved by the Westmoreland County Health Department.
8. No animals or birds, other than household pets, shall be kept on any lot in said subdivision.
9. All building exteriors must be of masonry, wood, or other material equal in quality thereto, and all exteriors, other than brick or stone must be painted or stained and maintained. Exterior materials other than brick must be new.
10. All exterior construction must be completed and closed in within 8 months of the commencement of construction and all foundations must be continuous and solid.
11. No house trailers or other trailers used for residential purposes will be permitted or kept on any lot in this subdivision.
12. The grass on the lots must be kept mowed to a height not to exceed 8 inches.
13. Lot owners who maintain private driveways onto their respective lots shall install and maintain culvert pipe according to State specifications along the street line where such driveways meet the street.
14. The aforesaid reservations, restrictions and conditions run with the land and shall be and remain as covenants binding upon all owners in said subdivision, their heirs and assigns, and the breach of any of the aforesaid covenants, restrictions and reservations shall be actionable in any proper court of law by any property owner within the subdivision.
15. Invalidity of any one of these covenants by judgment or decree of a court having jurisdiction shall in no way affect any of the other covenants herein, which shall remain in full force and effect."

(Add the following new item as paragraph 14 for Sections 7 to 12; *14. Lots abutting on Cabin Point Creek are subject to a 15 ft. wide restricted area inland from the mean high water line, which area is to remain as close to its natural state as is practical and is not to be cleared of its tree cover or incorporated in a sod lawn. Undergrowth may be cleared and shrubs and ground cover may be planted.* Paragraph 15, shown above, is renumbered as paragraph 16 for Sections 7-12)

**NOTE:** Items 1 and 6 reference the Subdivision Plats that are on file at the Westmoreland County Courthouse. The setback requirements shown on these plats are in addition to those set by the county and they vary from lot to lot. In some cases these setback requirements are greater than those imposed by the county. These plats must be reviewed prior to site approval.

## **RULES FOR GH-CP SANITARY DISTRICT RECREATIONAL FACILITIES USAGE**

Approved by the County Administrator on March 21, 2020

- I. INTRODUCTION:** **The Glebe Harbor – Cabin Point Sanitary District** was established on May 4, 2016 by Court Order of the Circuit Court of Westmoreland County, Virginia. The Court Order established the Glebe Harbor-Cabin Point Sanitary District (GH-CP SD) within the metes and bounds in Westmoreland County of all of Glebe Harbor subdivision, all of Cabin Point subdivision, all of Betty's Pond and Bottoms, and all of Cabin Point Creek and Bottoms. The Board of Supervisors maintains and operates the recreational facilities and amenities, including waterways, beaches and shoreline areas, and boat ramps, for the benefit of all property owners in Glebe Harbor and Cabin Point.
- II. GOVERNANCE AND MANAGEMENT:** The **Glebe Harbor-Cabin Point Sanitary District (GH-CP SD)** is governed by the Westmoreland County Board of Supervisors and supported by the County Administrator and staff. The recreational facilities in the Glebe Harbor and Cabin Point subdivisions are owned by the Glebe Harbor – Cabin Point Association, Inc., (GHCP Association or GHCPA). Under agreement with the Westmoreland County Board of Supervisors, the GHCP Association leases recreational facilities to the Sanitary District for the use of property owners who have paid the annual Recreation User Fee. Under this lease agreement, the GH-CP SD funds the costs associated with the annual operations, on-going maintenance, and capital repair and replacement of these recreational facilities. A reciprocal agreement between the GH-CP SD and GHCP Association provides for the day-to-day management of these recreational facilities under the direction of Westmoreland County.
- III. SUGGESTIONS FOR REVISIONS TO RULES:** Ideas for changes or improvements in rules to ensure the enjoyment of all owners, associates, lessees, and guests may be shared with the GHCP Board of Directors by contacting the GHCP Association office at 804-472-3646 or GHCPAssoc@gmail.com.
- IV. DEFINITIONS**

  - A. Owner:** Any individual or entity holding the deeded title as recorded in the property records of Westmoreland County, VA to a lot located within the Glebe Harbor or Cabin Point Subdivisions.
  - B. Principal Owner:** The Principal Owner of a lot is the owner whose name appears first on the Westmoreland County tax records for that lot.
  - C. Associate:** Spouses, partners, companions, significant others and relatives of an owner or lessee, including individuals residing in an Owner's or Lessee's household.
  - D. Guest:** An individual personally known to and invited by an Owner or Lessee to use the GH-CP SD facilities.
  - E. Lessee:** An individual to whom a Principal Owner has leased property (improved or unimproved) and to whom the Principal Owner has authorized the transfer of all GH-CP SD access privileges for the term of the lease.

- F. **Facility Access Cards:** Facility Access Cards are required for access to GH-CP SD recreational facilities as described in these rules. Facility Access Cards will be issued to the principal owner or to the lessee upon request by the principal owner and submission of a Property Owner Information Form. The GHCP Association works with the County to coordinate the issuance and distribution Facility Access Cards to principal owners or lessees.
- G. **Recreational Facilities:** Use of the recreational facilities is available to all Property Owners without charge during normal hours of operations. These recreational facilities include:
1. Clubhouse, its grounds and parking areas
  2. Swimming Pool, Wading Pool, Outdoor Game Area
  3. Internet Access at Clubhouse & Swimming Pool
  4. Two Tennis Courts
  5. Picnic Pavilion
  6. Playground and Basketball Court
  7. 4 Beaches, Access Areas, Walking Trails
  8. 2 Boat Ramps and Parking Areas, Wash Down Facilities, Toilets at Cabin Point Boat Ramp
  9. The Bottoms of Cabin Point Creek and Betty's Pond
  10. Waterways within the Cabin Point and Glebe Harbor Subdivisions and Access across their Bottoms to the Lower Machodoc Creek.

## V. FACILITY ACCESS

- A. **Access:** Access to and use of all Sanitary District Recreational Facilities is restricted to Owners, Lessees, Associates and Guests as defined in these rules. Unless otherwise provided for in these rules, Sanitary District Recreational Facilities are not open to the public.
- B. **Principal Owners:** All owners of any lot within the metes and bounds of the GH-CP SD are entitled to access the recreational facilities of the SD, provided the annual Recreation User Fee for that lot has been paid. Upon request by the Principal Owner of a lot for which the annual Recreation User Fee has been paid, the County will issue up to four Facility Access Cards for the personal use of the owner (or shared use of multiple owners) and their associates and guests.
- C. **Property Owner Information Form:** Principal owners who desire access to use Sanitary District facilities may request Facility Access Cards by submitting a Property Owner Information Form to the GHCPA office. Forms are available on the Association website ([www.gh-cp.org](http://www.gh-cp.org)) or can be requested by calling the GHCPA office (804 472 3646). Each Facility Access Card will bear the name of the Principal Owner, a property address, lot number, a unique identification number, and barcode for future use. All other property owners are encouraged to submit Property Owner Information Forms to provide their contact information, to request boat trailer decals to facilitate access to boat ramps, and to request rental of boat storage spaces, if desired. Property Owner contact information is used to inform you of matters of interest to all property owners and timely notice of events and activities. Property owners are encouraged to provide an email address and allow the Association to contact you electronically.

**VI. EXCLUSIONS** The following facilities and activities are not part of the Sanitary District and are operated by the GHCP Association. They are not funded by the GH-CP Sanitary District Recreational User Fee (RUF)

- A. The Sanitary District User Fee does not include the three boat, trailer, and RV storage areas in the community. A separate rental fee payable to the GHCPA applies for annual rental of a storage space. The Property Owner Information Form includes instructions for renting these spaces.
- B. The GHCP Association schedules and manages a variety of open use events and opportunities for members to hold private events at the clubhouse and other facilities. The Sanitary District User Fee does not pay for these activities.
  - 1. **Open Use Events:** These are organized, scheduled activities that are open to all Property Owners, Associates, Guests and Lessees on a first-come, first-served basis. Attendance may be limited by facility capacity. Members desiring to plan, organize, and schedule an Open Use Event should contact the Office Manager. All open use events are scheduled on a first-come, first served basis.
  - 2. **Private Events:** Property Owners who desire to hold a private event in the clubhouse, such as a family reunion, family birthday, wedding, or reception may rent all or part of the clubhouse facility. Rentals are not covered by the Sanitary District Recreation User Fee and are arranged and managed by the GHCP Association. Arrangements for private events should be made by contacting the Office Manager. Rental applications and fees are available on the GHCPA web site ([www.gh-cp.org](http://www.gh-cp.org)) and are established in the Rental and Group Use Fees for Use of Sanitary District Facilities.

**VII. RIGHT TO LEASE**

- A. **General.** There are no legal restrictions in the covenants of Glebe Harbor nor in the covenants of Cabin Point that prohibit the leasing of properties. Property Owners are free to enter into private, contractual arrangements to rent or lease their real property (improved or unimproved lot) and the accompanying access rights to a non-property owner who wants to use the Sanitary District facilities. *Any other sale or transfer of Facility Access Cards to others is prohibited.*
  - 1. The recreational user fee paid annually by the property owner conveys access rights for the use of the recreational facilities of the GH-CP Sanitary District. The access rights run with the property and cannot be separated from the property.
  - 2. If the property owner executes a legal agreement to rent the residence on an improved lot to another party, or if the property owner executes a legal agreement to lease their unimproved lot to another party, then the access rights of that property, whether improved or unimproved, convey to the lessee through that legal agreement for the term of the agreement. Each lot is limited to a single lease.



3. The property owner remains the responsible party for payment of the annual recreational user fee to the County. The access rights cannot be separated from the property and they cannot be leased independent of leasing the property associated with those access rights.
  4. Property Owners are encouraged to provide Lessees a copy of the covenants for the subdivision in which the leased property or lot is located and a copy of the Rules for GH-CP Sanitary District Recreational Facilities Usage. Glebe Harbor and Cabin Point are zoned as single-family residential communities within Westmoreland County and all lots in these communities are subject to Westmoreland County ordinances.
- B. **Transfer of Access Cards to Lessee.** All Facility Access Cards that have been previously issued against a leased property or lot will be voided and must be returned to the Association office. Principal Owners who transfer their facility access rights to a Lessee will then be issued Facility Access Cards for use by the Lessee in the Lessee's name.
- C. **Short Term Residential Lodging Arrangement.** Article 12, Definitions, of the Westmoreland County Zoning Ordinance recognizes short-term residential lodging arrangements for a period of fewer than 30 consecutive days.
1. The definition is: "The accessory or secondary use of a residential dwelling unit or a portion thereof by the primary resident to provide room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy, provided only that (i) the primary use of the residential dwelling unit shall remain residential, (ii) any applicable taxes required to be collected and remitted by state and local law for each booking transaction are collected and remitted by a registered hosting platform pursuant to the provisions of the Limited Residential Lodging Act or directly by the limited residential lodging operator, and (iii) such accessory or secondary use does not regularly include simultaneous occupancy by more than one party under separate contracts. As used in this definition, the "primary resident" is either (i) the owner of the residential dwelling unit who occupies the dwelling unit as his principal place of residence and domicile or (ii) a tenant who has lived in the residential dwelling unit for at least 60 days and who treats the residential dwelling unit as his principal place of residence and domicile. This definition is intended to implement the Limited Residential Lodging Act and shall be interpreted consistent with that act."
  2. For short-term residential lodging arrangements for a period of fewer than 30 consecutive days, the property owner may convey his/her access cards to the short-term lessee for the purposes of using the recreational facilities of the Sanitary District. The access cards remain in the name of the property owner and the short-term lessee may use the access cards during the period of the short-term residential lodging.

**VIII. GENERAL FACILITY RULES:** For the safety and enjoyment of Owners, Associates, Lessees, and their guests, the following common-sense do's and don'ts govern the use of recreational facilities.

- A. **Facility Access Cards:** At least one person in any group of users at any Sanitary District facility must carry a valid Facility Access Card and vouch for the others in their group. Additional rules apply at the Clubhouse and Pool as described below.

- B. **Use at Own Risk:** Use of all recreational facilities and beaches at any time is at the risk of the user. The GH-CP Sanitary District and the GH-CP Association are not responsible for personal injury or for the loss, theft or damage, to personal property resulting from use of any GH-CP SD facilities and beaches.
- C. **Smoking Permitted in Designated Areas Only:** Smoking is permitted only at designated outdoor areas where receptacles for butts are provided. Smoking (including electronic smoking devices) and spitting are not permitted in the Clubhouse, Pool Areas, and on the Tennis Courts.
- D. **Courtesy:** Cursing, swearing, abusive language, or disrespectful behavior is not permitted at any of the facilities.
- E. **Consumption of Alcohol:** Responsible consumption of alcoholic beverages by persons at least 21 years of age is permitted at SD facilities if such behavior or conduct does not endanger one's self or others and is consistent with County and Virginia ABC regulations, and posted rules established by the GHCP Association.
- F. **Trash and Pet Waste:** Deposit litter in the trash containers provided at all facilities. These are provided to help keep the facilities clean and to accommodate trash from events and normal facility use. *They are not to be used for disposal of household or other personal refuse.* Keep the facilities and the beach areas tidy for the next user by cleaning up after your use and that of your guests. Users are expected to clean up after their pets at all Association facilities and beaches.
- G. **No Overnight Camping Permitted:** Overnight camping at Sanitary District facilities is not permitted. Temporary or permanent structures are not permitted on any Sanitary District properties. The use of beach umbrellas or sun shades on the beaches is permissible; however, umbrellas or sun shades may not be left on the beaches overnight.
- H. **GH-CP SD Subject to Local Ordinances:** All Westmoreland County ordinances and GH-CP SD rules governing the use of firearms, open fires, and fireworks apply at all recreational facilities. Additional restrictions may also be applied at certain facilities to assure the safety and enjoyment of all Owners, Lessees, Associates, and Guests. Open fires are not permitted on the beaches at any time, however, enclosed portable grills may be used.
- I. **Notify Office for Facility Maintenance:** Users should notify the Association office at 804-472-3646 or at [GHCPAssoc@gmail.com](mailto:GHCPAssoc@gmail.com) if something needs maintenance or attention.

## IX. SPECIFIC FACILITY RULES

### A. CLUBHOUSE

- 1. **Normal Operating Hours:** The clubhouse will be open for use during posted regular hours of operation when other events are not scheduled. Users must have a Facility Access Card and may be asked to sign in and out. Users may play pool, watch television, access the library and the internet wireless router. Food preparation or cooking is prohibited without prior approval of the Office Manager.



2. **The GHCP Association schedules and manages a variety of open use events and opportunities for members to hold private events at the clubhouse and other facilities. The Sanitary District User Fee does not pay for these activities.**
  - a. **Open Use Events:** These are organized, scheduled activities that are open to all Property Owners, Associates, Guests and Lessees on a first-come, first-served basis. (Attendance may be limited by facility capacity.) Members desiring to plan, organize, and schedule an Open Use Event should contact the Office Manager. Details on process and responsibilities can be found [HERE](#). All open use events are scheduled on a first-come, first served basis
  - b. **Private Events:** Property Owners who desire to hold a private event in the clubhouse, such as a family reunion, family birthday, wedding, or reception may rent all or part of the clubhouse facility. Rentals are not covered by the Sanitary District Recreation User Fee and are arranged and managed by the GHCP Association. Arrangements for private events should be made by contacting the Office Manager. Rental applications and fees are available on the GHCPA web site ([www.gh-cp.org](http://www.gh-cp.org)) and are established in the Rental and Group Use Fees for Use of Sanitary District Facilities.
3. **Priorities:** Requests by County officials for use of the Clubhouse to conduct County or Sanitary District business will have priority over all other uses. Where other scheduling conflicts exist, priorities for reservations will be first come, first served. If conflicting applications are submitted, Open Use Events will normally have priority over Private Events.
4. **Clubhouse Use by Children:** Children under sixteen (16) years of age must be accompanied by a responsible adult when using the Clubhouse.
5. **Service Animals Permitted in Clubhouse:** Only service animals are permitted in the Clubhouse.

#### **B. PICNIC PAVILION**

1. **Hours of Operation:** Regular hours of operation for the Picnic Pavilion and areas are 10:00 AM-8:00 PM daily. The Picnic Pavilion is available on a first come, first served basis unless reserved by an Owner for his or her family's exclusive private use. Extended hours of operation, 8:00 PM-12:00 Midnight may be granted at the discretion of the Office Manager. The Picnic Pavilion may not be used during the hours 12:00 Midnight through 10:00 AM.
2. **Open Fires Prohibited:** Open fires are prohibited at all times. Charcoal, gas or petroleum/alcohol cookers may be used at the pavilion but must be kept on the concrete pad. *No fire, even in a contained cooker, is permitted at locations without a pad.*

**Private Party at Picnic Pavilion:** Property owners who desire to hold a private event in the Picnic Pavilion may rent the facility. Rental applications and fees are available on the GHCPA web site. ([www.gh-cp.org](http://www.gh-cp.org))

### C. TENNIS COURTS

1. **Hours of Operation:** The tennis courts are open for play during daylight hours.
2. **Availability and Duration of Use:** Courts are to be used only for tennis, pickleball, or shuffleboard. Courts are used on a first come, first served basis. When others are waiting for a court, singles players are limited to one hour and doubles limited to one and one-half hours of playing time.
3. **Prohibited Use of Tennis Courts:** Games other than tennis, pickleball or shuffleboard; bicycles; skateboards; pets; and glass containers are prohibited in the tennis court area. Any activity which might damage the playing surface and nets is also prohibited.

### D. SWIMMING POOL

1. **Hours of Operation:** The swimming pool will be open from Memorial Day Weekend through Labor Day. Unless otherwise modified and posted, the normal pool hours are:
  - a. Monday – Wednesday 12 noon to 7:00 p.m.;
  - b. Thursday & Friday 12 noon to 8 p.m.
  - c. Saturday & Holidays 10:00 a.m.-8:00 p.m.
  - d. Sunday 10 a.m. to 7 p.m.
  - e. The pool will be closed when necessary for maintenance, during storms, and when the outside air is below 70 degrees.
  - f. Lifeguards will be on duty during normal operating hours.
  - g. *Daily pool hours may be limited during weekdays in June until Westmoreland County schools are closed for summer.*
2. **Use at Own Risk:** Use of the pool is at the risk of the user. The GH-CP Sanitary District and the GHCP Association are not responsible for personal injury or for the loss, theft or damage, to personal property resulting from use of any GH-CP SD facilities.
3. **Access:** At least one person in any group of users entering the pool must present a valid Facility Access Card and vouch for the others in their group. Facility Access Cards will be scanned in and the number of people in the group identified. This is for the safety of users, and to allow pool staff to document how the pool is being used, predict needs for Lifeguards, cleaning, water treatment, and other services.
4. **Admittance** to the pool during normal hours is only through the pool gate, not through the Clubhouse.

5. **Crowded Conditions:** When demand for the pool exceeds safe capacity or related conditions warrant, the following steps may be taken. These are most likely to occur on busy weekends, and on holiday weekends, such as Memorial Day, Fourth of July, and Labor Day.
  - a. pool use may be moderated by extending adult swims, restricting games and the use of inflatables
  - b. each property owner/membership (the set of Facility Access Cards issued to one lot) may be limited to four guests at the pool.
  - c. further admissions to the pool may be limited or temporarily suspended.
6. **Pool Use by Children:** For safety reasons, the use of the pool by children under the age of 12 is restricted. Children under the age of 9 must be accompanied a responsible person at least 16 years old. Children ages 9 to 11 who can pass a swim test administered by the Pool Manager may use the pool unaccompanied. A sponsoring adult must accompany the child on the initial visit to establish qualification. Once qualified, the child will be permitted unescorted access to the pool. However, if a Lifeguard determines later that any child's unsupervised behavior is unsafe, inappropriate, or disruptive of others, the child's unescorted access privileges may be suspended or revoked.
7. **Swimmers with Health Issues:** Admission to the water will be refused anyone with skin abrasions, colds, coughs, inflamed eyes or infections and to anyone wearing bandages. Persons with skin problems are requested to stay out of the water while using medication or when suffering from a condition which requires additional covering. Swimmers presenting a written statement from a physician certifying a requirement for specific protective covering while in the water may be granted an exception.
8. **No Glass Containers:** No glass containers are permitted in the pool area.
9. **Smoking Permitted in Designated Areas Only:** Smoking (including electronic smoking devices) and spitting are not permitted in the Pool Area or Clubhouse.
10. **Courtesy:** Cursing, swearing, abusive language, or disrespectful behavior is not permitted.
11. **Bodily Fluids:** Children who are not reliably toilet trained must use a clean diaper covered by a separate waterproof pants or a disposable swim diaper, all of which must fit snugly around the legs and waist. Expectorating, blowing the nose, and urinating in the pool are prohibited.
12. **Adult Swim:** Pool staff may, as needed, establish 15-minute break times or adult swim times during which all children under sixteen (16) years of age will be required to clear the pool.
13. **Pool Toys and Flotation Devices:** Lifeguards may disallow such articles as rubber balls, inner tubes and toys which may, in his or her opinion, be safety hazards.

14. **Suitable Attire:** Only swimming suits may be worn while in the water. To maintain a safe and family environment, revealing or see-through bathing suits, shorts with rivets and clothing generally considered offensive will not be permitted.
15. **Food:** Users may bring and consume their own food and beverages on the pool decks. *Food and beverages are not permitted in the pool itself*, and the sale of food and beverages by individuals is prohibited.
16. **Drinking Water:** The water in the pool restrooms is suitable for bathing but is drawn from an untreated well. Users should bring their own (non glass) containers and fill them with drinking water in the clubhouse kitchen.
17. **Safe Pool Behaviors:** Running, pushing, wrestling, or unduly disruptive conduct is prohibited in or around the pool area.
18. **Music:** In consideration of others, amplified music or radios with external speakers are not allowed.
19. **Only Service Animals Permitted:** No animals or pets, except service animals, are permitted in the pool area.
20. **Large Groups:** Anyone planning to bring more than eight guests must make prior arrangements with the Pool Manager at least 48 hours in advance.
21. **Clubhouse Access:** Pool users over the age of 16 and holding a Facility Access Card may enter the clubhouse from the pool deck, but wet bathing suits are not allowed in the clubhouse. Clubhouse use by pool patrons will be on a not-to-interfere basis with scheduled clubhouse activities.
22. **Pool Manager Authority:** Situations arising not specifically covered by established rules shall be handled by the Lifeguards and reported to the Pool Manager. The Pool Manager on duty shall have final and conclusive authority to enforce all rules and may ask any person failing to observe them or otherwise conducting themselves improperly to leave.
23. **Pool Use Outside of Normal Hours of Operations** – Limited use of the pool outside of normal operating hours is permitted in certain circumstances. **No Lifeguards will be on duty and use of the pool is at the risk of the user.** The GH-CP Sanitary District and the GHCP Association are not responsible for personal injury or for the loss, theft or damage, to personal property resulting from use of any GH-CP SD facilities:
  - a. Organized Events:
    - i. Morning Water Exercise Classes are normally held Monday, Wednesday, and Friday mornings, 9am-10am. These classes are open to owners, members of their households, and guests.
    - ii. Users are responsible for signing in and out, locking up, and notifying the Office of any problems encountered.
    - iii. Lap lanes are also available during those time.

- b. Unattended use of the pool by individuals
  - i. Owners, members of their households and guests may access the pool through the clubhouse before normal opening hours whenever the clubhouse is open for other purposes. During unattended use hours, children may access the pool only when accompanied by an adult.
  - ii. The Office usually opens at 9am. The clubhouse may be open earlier for other events during the week.
  - iii. Users must possess an access card and sign in and out of the pool on the clipboard posted in the kitchen.
  - iv. Owners who desire to swim unattended before the clubhouse is normally open may check out a clubhouse key for that purpose from the office.
  - v. Users are responsible for locking up, and notifying the Office of any problems encountered.
  - vi. Misuse of a loaner key may result in the revocation of access privileges to the pool until the key is returned to the office.

**24. The Pool is closed to all users between normal closing times and 6AM.**

#### **E. BEACHES**

1. The Sanitary District beaches are:
  - a. Glebe Harbor Beach (accessed from N. Glebe Drive),
  - b. Cabin Point Beach (accessed from Royal Way),
  - c. Crystal Lane Beach (accessed from Crystal Lane),
  - d. Beaver Pond Beach (accessed from Huntsman Way -between Cypress Drive and Cabin Point Drive - via the trail past the beaver pond, or from the east end of Cabin Point Drive.)
2. All Westmoreland County ordinances and GH-CP SD rules governing the use of firearms, consumption of alcohol, and fireworks apply at all beaches in the GH-CP SD. Open fires are not permitted on the beaches at any time although enclosed portable grills may be used.
3. Because broken glass, ragged metal, and sharp shell bits are present on the creek and river bottoms, swimming or wading without protective footwear is not advisable. Jumping or diving from any pier or groin is prohibited.
4. No trucks, cars or other motor vehicles are permitted on the beaches (or the adjacent grounds) at any time. Motor vehicles are not permitted beyond the posted beach access signs.

#### **F. BOAT RAMPS**

1. **Access:** Owners and lessees intending to use the boat ramps may request access decals for their boat trailers on the Property Owner Information Form or by contacting the GHCPA office. Decals should be displayed on the driver's side of the tongue of any trailer parked at

either ramp. Owners and lessees who want to invite household guests to use the ramps may request a temporary pass from the GHCPA office.

2. **Glebe Harbor Boat Ramp:** Located off Osprey Drive in Glebe Harbor. Fresh water and a hose are provided for rinsing salt water from boats and trailers. A fish cleaning table is provided at the Glebe Harbor ramp. Users will thoroughly wash the table after use. Fish cleanings will be discarded in the water.
3. **Cabin Point Boat Ramp:** Located off Anchorage Drive at the end of Boat Ramp Road in Cabin Point. Fresh water and a hose are provided for rinsing salt water from boats and trailers. Toilet facilities are provided.
4. **Hours of Operation:** Both boat ramps are always accessible. However, neither ramp is lit for use after dark. Users should plan accordingly, and plan to use the ramps during daylight hours. Property owners may use either boat ramp.
5. **No Swimming:** Swimming at the boat ramps and jumping or diving from the piers is prohibited.
6. **No Power Loading:** "Power loading" is using a boat's motor to load it onto a trailer. The propeller wash created by power loading can over time erode the creek bottom and wash out the base of the boat ramp. The best practice is for boaters to use the winch to load (and unload) a boat.
7. **Parking and Mooring/Anchoring**
  - a. **No Obstruction:** Boats cannot be moored or anchored in a position which interferes at any time with the use of the ramp by others. All vehicles and boat trailers must be parked so as not to obstruct or block other users.
  - b. **Overnight Parking:** Boats, trailers, or other vehicles may not be parked at the ramps overnight. Exceptions may be made in case of an overnight cruise, provided the Association Office is notified in advance.
  - c. **Overnight Mooring/Anchoring:** No boat may be moored or tied to a ramp pier overnight with prior approval of the Association Office.
8. **Emergency Community Access:** When severe or unexpected weather conditions occur, the Association Board may open these boat ramps for temporary use by the general public.

## **G. WATERWAYS**

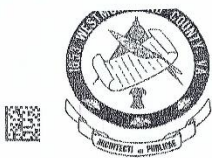
1. **No Wake Zones:** All community creeks (Cabin Point Creek, Weatherall Creek, and Ames Creek) are no wake zones in their entirety as posted.

2. **Crabbing:** Members are authorized to crab on the bottom of all community creeks, subject to government laws and regulations, including those on crabbing set by the VMRC. Commercial crabbing and fishing are prohibited on Betty's Pond and Cabin Point Creek.
3. **Piers:** Waterfront property owners are currently authorized to construct piers attached to creek bottoms so long as they meet requirements set forth by the Army Corps of Engineers, the Virginia Marine Resources Commission, and Westmoreland County. Final plans for piers on Betty's Pond and Cabin Point Creek are subject to review and approval by the GH-CP Association Board. Boathouses and covered slips are not permitted on these waterways.

## **X. ENFORCEMENT**

- A. **Enforcement of County Laws and Ordinances:** The recreational facilities of the GH-CP SD are managed by the GHCP Association on behalf of Westmoreland County for the benefit of Property Owners, their Associates and Guests. Use of recreational facilities is subject to the rules outlined above and may also be subject to County laws and ordinances. The Sheriff's Department will patrol and enforce all appropriate laws and ordinances, including trespass of these recreational facilities.
- B. **Suspension of Access to Recreational Facilities for Breach of Rules:** Serious and/or repeated violations referred to the GHCPA Board may result in a recommendation to the County Administrator that access privileges be suspended or revoked. Causes for suspension shall include, but not be limited to: violation of the laws or ordinances of the Federal, State, or local governments, or other rules; willful damage or vandalism of any facility owned or leased by the Sanitary District; breach of the rules and regulations of the Sanitary District; or causing physical endangerment to one's self or physical harm to others; or disrespectful conduct on the premises of the Sanitary District. Those concerned shall be notified in writing of the cause and shall be given an opportunity for a hearing before the Association Board. A recommendation for suspension must be approved by a two-thirds majority of the Board, before referral to the County Administrator who has sole authority for final decisions of suspension or revocation of access privileges





County of Westmoreland  
Sue Nash Jones, Treasurer  
P.O. Box 730  
111 Polk Street  
Montross, VA 22520-0730  
(804) 493-0124  
www.westmoreland-county.org  
ADDRESS SERVICE REQUESTED

## 2022 REAL ESTATE TAX BILL

THIS IS A BILL DUE: 12/05/2022

### IMPORTANT TAX INFORMATION

If tax due date falls on a weekend, the due date is the next business day.

1. THE TREASURER ONLY COLLECTS TAXES, DOES NOT ASSESS PROPERTY, FIX VALUATIONS, SET RATES OR GRANT EXEMPTIONS AND HAS NO AUTHORITY TO MAKE CHANGES.
2. Inquiries on Assessments, contact the Commissioner of the Revenue at 804-493-0113 or whoover@westmoreland-county.org
3. Real estate is assessed in the name of the owner as of January 1, of the year. If real estate has been sold during the year, please notify the Commissioner of the Revenue's Office.
4. IF YOUR TAXES ARE HELD IN ESCROW BY YOUR MORTGAGE COMPANY, PLEASE FORWARD THIS BILL TO THEM.
5. Envelopes must be postmarked on or before due date.
6. Elderly or disabled may be eligible for a real estate exemption if they are 65 or older or permanently disabled or meet financial criteria established by local ordinance. Application must be made with the Commissioner of the Revenue by April 1 of each year. For further information contact The Commissioner of the Revenue at (804) 493-0113.

\*0087141-S 28-B 1

HALL BRENDA & MICHAEL EVINS  
53 CABIN POINT DR  
MONTROSS VA 22520-4024

DUE DATE: 12/05/2022

PENALTY - 10.00%, ADDED AFTER: 12/05/2022

INTEREST - 10.00% PER ANNUM BEGINNING: 12/06/2022

Page 1 of 1

Under the State Law ALL PAYMENTS shall be applied to the OLDEST TAX DUE

BILL NUMBER	TAX RATE	LAND VALUE	IMPROVEMENT VALUE	MAP NUMBER	ACREAGE	TAX DUE
36123				25B2 2 51A	.000	215.00
				GLEBE CABIN PT RECREATION		
				AL USER FEE-GLEBE CABIN P		
36123	.62	229200	231700	25B2 2 51A	1.885	2857.58
				CABIN POINT		
				LOTS 51 & 52 SEC 2		

TOTAL NOW DUE : 3072.58

IT IS THE OBLIGATION OF THE TAXPAYER TO SEE THAT THE PROPER TAX BILL IS RECEIVED AND PAID ON TIME

WHEN PAYING BY MAIL SEND A STAMPED  
SELF-ADDRESSED ENVELOPE IF A RECEIPT IS DESIRED.

DETACH AND RETAIN THIS PORTION FOR YOUR RECORDS

PLEASE BRING IN OR MAIL THIS STUB WITH YOUR PAYMENT

### 2022 REAL ESTATE TAX BILL

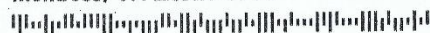
BILL NUMBER	DUE DATE	TOTAL NOW DUE	MAP NUMBER
36123 / 36123	12/05/2022	3072.58	25B2 2 51A

HALL BRENDA & MICHAEL EVINS  
53 CABIN POINT DR  
MONTROSS VA 22520-4024

IF YOU WISH TO PAY BY CREDIT CARD: A CONVENIENCE FEE WILL  
BE CHARGED. CALL 1-888-272-9829 Jurisdiction code is 1053  
Or visit: [www.eclipayonline.com](http://www.eclipayonline.com)  
CREDIT CARDS NOT ACCEPTED IN OFFICE

MAKE CHECK PAYABLE & REMIT TO:

Treasurer Westmoreland County  
PO Box 730  
Montross, VA 22520-0730



TO CHANGE YOUR MAILING ADDRESS, PLEASE FILL IN YOUR NEW ADDRESS

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_