

Twin Lakes Property Owners Association (TLPOA)

Rules, Regulations and Reservations for Use of Common Areas

COMMON AREA: Definition and purpose

The term “Common Area” designates those areas owned (now and hereafter) by the Twin Lakes Association. The Common Areas generally include the following;

- The Ball Field
- Lake Joyce
- Melanie Lake
- The Pavilion
- The Pier
- The Play Fort
- The Boat Launch
- All paved roads within the boundaries of Twin Lakes
- The dam
- Lot 22
- And Community Owned Property immediately surrounding these areas

Common Area does not include any privately owned property, their dwellings or their furnishings.

All Common Areas are intended to be devoted to the common use and enjoyment of any/all Twin Lakes Residents and their guests in accordance with the provisions of the TLPOA Covenants.

Common Area: Rules, Regulations and Reservations

1. Use restricted to Residents In Good Standing (RIGS) and their guests. RIGS defined as an individual resident with current paid association dues, fees, without unpaid additional assessments, fines or liens against them or the property.
2. Guests are defined as a non-resident accompanied by a pass carrying resident (RIGS)
3. Non road Common Area usage is restricted to daylight hours and close at dusk unless given special permission by the TLPOA Board. Daylight hour restrictions apply to parking, group activities and fishing but do not include resident use for walking/jogging.
4. Use of any Common Area for residents without reservations is on a first come first serve basis and sharing may be necessary.
5. Use of common area with or without reservation by resident and their guests includes resident responsibility for injury coverage, cleanup, trash removal and damages above and beyond normal wear during their activity. Motor Vehicle accidents follow Alabama insurance and traffic laws.
6. Reservations for exclusive (non shared) use currently limited to baseball field and Pavilion requires TLPOA Board approval.
7. Reservations and proof of liability insurance is required for Baseball Team games and optional for the Pavilion. Reservation and Insurance forms are available on line.
8. No “commercial” or “for profit” events are allowed on Twin Lakes property or Lakes.
9. Resident (RIGS) are required to complete reservation/insurance form and submit it to TLPOA board representative. Receipt of acknowledgement by board representative in writing, hard copy or digital is proof of acceptance of reservation. Recommend allowing a minimum of 2 weeks process time prior to planned event.

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10. Damages discovered at time of use or prior to use of common areas are encouraged to be reported to TLPOA Board member as soon as possible.
11. Parking for any group limited to space adjacent to the specific common area to be used. Example: road shoulder next to baseball field, parking area next to boat launch or road shoulder next to pavilion area. Blockage of the road, driveways, boat launch and access to other common areas by vehicles may result in towing at the owners expense. Any vehicle left after dusk in a common area will be subject to towing at the owners expense.
12. No vehicles of any type are permitted on common areas other than road shoulder or specific parking area other than for maintenance purposes approved by TLPOA board. Off road vehicle is subject to ground firmness. Example: Ruts caused by off road vehicle, golf cart, etc. is considered excessive and damage costs to return it to previous condition may be assessed against the individual.
13. Reservations with special provisions need to be coordinated with the board.
14. Public dock fishing requires possession and carrying of fishing pass and guests need fishing license.
15. Fishing rules are individual to each lake and determined by specific needs to maintain a healthy fish population and will change as necessary. Specifics to be posted digitally on web site and in print by request or at time fishing passes are issued.
16. Anyone operating or riding on/in a motorized vehicle, including example: ATVs, dirt bikes, boats within Twin Lakes must be equipped with safety gear and where applicable abide by local law and Safety Regulations (including: helmets, life jackets, operator licenses, age limitations, etc).
17. Anyone using roads within the subdivision for transportation (example: motor vehicles, motor cycles, ATVs, 4 wheelers, 3 wheelers, golf carts and bicycles) are to follow all traffic signs as if using a public road. Speed limit is 25 miles per hour throughout Twin Lakes roads.
18. Off road vehicle use by 4 wheelers, 3 wheelers, ATVs and golf carts in common area behind the ball field has been suspended until further notice due to ground damage after recent repair work.
19. Insurance for injury due to negligence of person using ATVs, off road vehicles, 4 wheelers, 3 wheelers and golf carts are the responsibility of the individual, owner of device or resident.
20. At this time – no electricity is available in the Pavilion. Generators are allowed on a limited basis with approval of the TLPOA Board
21. Dam access only for maintenance purposes.