



Water's Edge Property Owners Association (WEPOA) Membership Update for Section 1-8 (S1-8):

New Joinders are still trickling in and we are hovering at 85% of our membership goal. Thanks for joining!!!

TWE – Has a New Look With a Familiar View:

Check out this new video: <https://www.youtube.com/watch?v=60yAWzZckal&feature=youtu.be>

If you joined TWE club, you may already be receiving welcome information from the new owner, McConnell Golf. If you have not yet received communications from McConnell Golf, please contact Faith Inman finman@mcconnellgolf.com. McConnell Golf's web site is:

<https://www.mcconnellgolf.com/default.aspx?p=dynamicmodule&ns=true&pageID=342006&ssid=243201&>

Covenants, Conditions and Restrictions (CC&Rs) Basics:

- 'A covenant ("restrictive deed covenant") is a [binding legal document](#). It can be enforced if it is properly recorded on a deed (this is the case with all properties in TWE). Neighborhoods with [properly drafted and enforced covenants](#) have shown to retain property value better than those with poorly enforced use restrictions. Neighborhoods that follow these bylaws tend to be safer, look better, and maintain better relationships with local governments. They also better retain or increase the investments that homeowners have made in their properties.' Source: <https://www.findlaw.com/realestate/owning-a-home/cc-r-basics.html>
- 'CC&Rs are binding upon the buyer, whether or not they have been reviewed, read, or understood. The general rule of "constructive notice" applies in these cases. Thus, you should always review all the CC&Rs (and zoning laws) affecting the property before signing a real estate contract.' Source: <https://www.findlaw.com/realestate/owning-a-home/types-of-cc-rs-builders-restrictions.html>
- The property owner must abide by the Covenants to protect **all** property owner investments in the community, whether or not the property owner joins the neighborhood POA.
- It is possible to change the Covenants in a given Section, but only if approved by a majority of the property owners in that section (WEPOA members and non-members), and only on the 30-year and subsequent 10-year anniversary dates of the creation of the Covenants.
- See <https://twepoa.com/documents-and-other-information/> for copies of the Covenants from S1-8. Check out this map of TWE if you are not clear what section of S1-8 you are in: <https://watersedgepoa.files.wordpress.com/2021/01/twe-associations-map.23jan2021.v3-2.pdf>. If you own a property on one of the streets labeled S1-8, you are affiliated with that section. If you **do not** own a property on one of the streets labeled S1-8, but you live in TWE, then you must be affiliated with one of the 5 other Associations in TWE, each of which have their own Covenants: Marina Bay, Golfers Crossing, Grande Villas, Island Green Pointe and Village Green.

Covenant Management (CM) and Architectural Review (AR):

- Until September 2020, the developer, Willard Construction (WC), was responsible for all S1-8 covenant management, including architectural review.
- When WC ended the development phase, the owner/developer rights and obligations were transferred to the WEPOA via a legal document



called ‘Assignment of Owner-Developer Rights’, which is now signed, notarized and recorded in the Franklin County courthouse.

In Case of Emergency on the lake or on your dock:

According to the web site: www.smlmfr.com, SML Marine Volunteer Fire/Rescue serves residents and visitors alike, on and around Smith Mountain Lake in Bedford, Franklin and Pittsylvania Counties. Volunteers respond to 911 emergency calls for service year-round. With a fleet of nine specially designed and equipped fireboats strategically located, the department responds to all fire, rescue and medical emergency requests on the 20,600 acre lake and within a thousand feet of the lake's 540 miles of shoreline.



SML Rotary Club 911 Emergency Dock Signs:

According to the Smith Mountain Eagle:

If you live on our beautiful lake, the best thing you can do for your family is to install a Rotary 911 Emergency Dock Sign on your dock. It proclaims your address to friends, neighbors and visitors – and also acts as an emergency beacon to our Fire and Rescue Teams in case of fire, personal injury or illness. Smith Mountain Lake is one of the few lakes in the country that has several ISO-Certified firefighting and paramedic-equipped rescue boats. These volunteer-operated vessels are positioned around the lake and often can respond to an emergency more quickly than land-based vehicles. Emergency teams are dispatched by

physical address, and it can be difficult for them to find the correct location by water. There are no street signs on the lake, but many of our coves have several streets with homes on the waterfront. Dock signs help solve the problem.

Both the Fire and Rescue teams and the SML Water Safety Council agree that a 911 Emergency Dock Sign helps them locate an emergency address faster than an address with no sign. With nearly 600 Rotary-installed dock signs on the lake, rescue personnel can more easily find the home that has an emergency. Read more on the SML Rotary web site: www.smlrotary.com/fundraising/dock-signs which includes installation and price options.

Potential future newsletter topics: Speed/safety issues throughout TWE campus and on the water.

Any questions? Any suggestions for more newsletter topics? Please write to us! wepoacontact@gmail.com

With Best Regards – The WEPOA BOD

