

***CUCKOO'S NEST ASSOCIATION, INC.***  
***RULES AND REGULATIONS OF THE COMMON AREA(S)***

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(Not intended to be 100% inclusive or to be a replacement for the full set of CNA documents.)

**PURPOSE**

For safety and courtesy, these rules and regulations apply to **ALL** CNA members and their guests when using the common area.

**COMMUNITY COMMON AREA(S)**

1. Follow the posted signs. **No overnight parking or storage of vehicles, trailers, boats, etc.** (If an emergency arises requiring assistance, contact a CNA Board member.)
2. All pets must be leashed at all times.
3. Removal of pets' solid animal waste is mandatory.
4. Homeowners are responsible for policing and removal of their trash from the common area(s).
5. No swimming or wading at the boat launch ramp at any time, except as essential to launch or remove watercraft.
6. The pavilion in Common Area 2 is for the use of all residents and their guests. It is for use on a first-come first-served basis, except for the first Saturday in June of each year where it is the location of the Association's Annual Meeting and Elections from 10:00 a.m. until approximately 12:00 p.m.

**COMMUNITY PIERS**

1. NO personal items may be attached/installed to the surface of the main pier walkways (i.e., cleats, bumpers, etc.).
2. **Assignments:** Slips are assigned per the signed Lease and Easement Agreement between the lot owner and the purchaser. CNA assumes no responsibility for slip assignments.
3. **Damage:** Any party who accidentally or through carelessness damages a pier(s) or a slip(s) will be held liable for all costs and repairs necessary to restore the pier/slip. All accidents must be reported to a CNA Board member and the appropriate authorities in a timely manner.
4. **Fueling of Boats, PWCs, etc.:** Fueling is prohibited at the boat launch areas(s) and from the pier(s)/slip(s).
5. **Ramp and Launching Area:** Utilize area in a timely fashion allowing all members/guests access. Launch boats, PWCs, etc., and remove trailers immediately to the parking area for proper storing. Do not assume that someone is not coming to use the ramp.

**NOTE:** The CNA Board may waive the rules for pre-approved shows, tournaments, exhibitions, and official CNA activities; i.e., IIB, IIIA.

The facilities are available for all members to use and it is the members' responsibility to care and maintain the common areas. Please use common sense and courtesy.

The roads within Cuckoo's Nest are state maintained and the entire development is located within Louisa County. Should you have concerns, within the development (i.e., animals roaming free, traffic/speed, noise, etc.) contact the appropriate local/state official.

**COMMUNITY SAFETY: Louisa County Contact Phone Numbers**

Emergency:	911
Louisa County Sheriff's Office:	434-589-3007
Animal Control:	540-967-1234
Health Department:	540-967-3703
Louisa Development Center	540-967-3430