

***Jerdone Island Association, Inc.
138 Jerdone Island Drive
Bumpass, Virginia 23024-4610***

COMMON AREA KEY AGREEMENT

In accepting a Key to the Common Area I / We agree to the following statements:

That I / We are subject to the prior rights in favor of the BOD (Board of Directors) of JIA (Jerdone Island Association, Inc.) or limitations thereon to the use of all common Areas and Recreation Facilities together with the rights of ingress and egress upon said Common Areas and Recreation Facilities.

- a) If determined by the BOD of JIA that an Owner is using Common Areas unreasonably, or for commercial purposes, the BOD of JIA reserves the right to assign any unreasonable user a specific schedule and location of use or to suspend the right of such Owner and those to whom he may have delegated such right.
- b) The right of the Association to charge reasonable admission and other fees for the use of any Recreational Facility situated upon the Common Areas; and subject to the rights of others given a like use of such areas and facilities.
- c) The right of the Association to suspend the voting rights and rights to use of the Common Area and Recreation Facilities by an Owner for any period during which any Assessment against his Lot or Boat Slip remains unpaid.
- d) The right of the Association to suspend the right to use of the Recreational Facilities and Common Areas for any period for infraction of its Published Rules, Regulations and Virginia Department of Game and Inland Fisheries Laws.
- e) If at any time a Lot has been sold, the Key to the Common Area will be surrendered to any Board of Director Member of the Jerdone Island Association, Inc. before going to Settlement.

I assume full responsibility for my family, guests, permittees, or invitees. If they damage through a willful or negligent act any of the Common Area or Recreational Facilities I will be liable to pay for any such damage. I further agree that I will clean up any trash left by them.

The charge for the first common area key is a \$100.00 deposit refundable upon return of the key by the owner to a JIA Director. The charge for a replacement key is \$250.00. Replacement keys will not be issued without the approval of the President or Vice - President of the Board Of Directors of Jerdone Island Association, Inc. This policy was adopted by the Board Of Directors of Jerdone Island Association, Inc. in June 2010 and in August 2019.

***Jerdone Island Association, Inc.
138 Jerdone Island Drive
Bumpass, Virginia 23024-4610***

COMMON AREA KEY AGREEMENT SIGNATURE PAGE

IN WITNESS WHEREOF the parties have hereunto set their hands and seals of the day and year written below:

ASSOCIATION PROPERTY OWNER (S) ASSIGNED A KEY

Printed Name of Lot Owner

Signature of Lot Owner

Home Street Address

City

State

Zip Code + 4

Home Phone

Cell Phone

Email

Printed Name of Lot Co - Owner

Signature of Lot Co - Owner

Home Street Address

City

State

Zip Code + 4

Home Phone

Phone

Email

Section #

Lot #

Slip #

Date

ASSOCIATION DIRECTOR

Printed Name of Association Director

Signature of Association Director

Date

This "COMMON AREA KEY AGREEMENT SIGNATURE PAGE" shall be kept on file by the Board Of Directors of Jerdone Island Association, Inc.