

## **General Common Area Guidelines**

The following guidelines shall apply to all General Commons areas;

1. No tree removal, improvements, maintenance, decoration, repair or replacement of Common Areas or Common Elements shall be made without ACC approval.
2. Common Areas shall be used only for the purposes for which they are designed.
3. No owner shall use the Common Areas or Common Elements in any manner which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of his Unit or the Common Elements.
4. No drinking of alcoholic beverages is allowed in the Common Areas.
5. No campfires are allowed in the Common Areas.
6. No firearms are allowed in the Common Areas, including but not limited to; bows and arrows, slingshots, "BB" guns, pellet guns and other firearms of all types, regardless of size.
7. The possession or discharge of any type of fireworks is not allowed in the Common Areas.
8. All pets must be kept on a leash in the Common Areas.
9. No person shall commit waste in the Common Areas.
10. No person shall commit any nuisance, vandalism, boisterous, or improper behavior in the Common Areas.
11. No baby carriages, bicycles, playpens, wagons, toys, benches, chairs, or other articles of personal property shall be left unattended in the Common Areas.
12. No tent, shack, trailer, or other structure of a temporary nature shall be placed upon the Common Areas.
13. No motorized vehicles can be driven in the Common Areas. This shall include but not be limited to; ATV's, offroad vehicles, minibikes, snowmobiles, and motorcycles.
14. There is a 10 foot wide walkway easement around the perimeter of the residential area for the use of all owners, their guests and invitees. The walkway is designated for pedestrian use and no motorized vehicles are permitted to utilize the perimeter walkway. No owner may in any way obstruct the walkway from the use of all other owners.
15. All owners are responsible for all violations and losses to the Common Elements caused by their occupants, guests, and invitees.
16. Premiums for insurance on the Common Elements shall be Common Expenses and included in the Base Assessments. All policies on the Common Elements shall be for the benefit of the Association, the owners, and their mortgagees, in each case as their interests may appear. Exclusive authority to adjust losses under policies obtained by the Association on the Common Elements shall be vested in the Board; provided, however, that no mortgagee having an interest in such losses may be prohibited from participating in settlement negotiations, if any, related thereto. If a Common Element is damaged, the property shall be rebuilt or repaired by the Association, unless it is determined as provided in Article IV, Section 3(b) that the damaged property shall not be repaired or replaced.
17. The inclusion of these guidelines shall not change requirements of any other existing guidelines in the Master Deed, Condominium Bylaws, or Owners' Association Bylaws.