



Rules of The Association

Rule 4: Use of Common Areas

1. Intent: It is the intent of this rule to establish rules governing the use of Common Areas owned and maintained by the Association.
2. Authority: The power to promulgate rules regarding the use of the Common Areas is granted to the HOA in the Articles¹ and the Bylaws².
3. Use Reserved for Residents and Owners: As set out in the Articles³, the use of the Common Areas is reserved for Owners and Residents, except that the Board may designate certain dates and activities when limited access and limited use of portions of the Common Areas may granted to members of the public. Examples of such designated dates and activities include
 - i. The Annual Fishing Derby
 - ii. The Annual Halloween Party
4. Limits on the Use of the Ponds: For purposes of limiting erosion of the banks of the ponds, for maintaining the fishing stock, and for the general safety of the Owners and Residents, the following activities are not allowed:
 - a. Launching, beaching or using any watercraft.
 - b. Climbing or walking on any bank of either pond with a slope greater than 20 degrees.
 - c. Releasing any fish, reptile or amphibious animal into the ponds.
5. Limits on the Use of the Walking Trails: For the purpose of maintaining the safety of the Owners and Residents, the following activities are not allowed:
 - a. Riding or driving any motorized vehicle.
 - b. Damaging the surface of the walking trails by digging, cutting or in any other way, done intentionally or otherwise.
 - i. The cost of repair of any damaged walking trail will be borne by the party causing the damage. However, at no time shall any individual or legal entity, including homebuilders, undertake any repairs of the walking trails or any other common area without the express written authorization of the Board.

¹ *Articles of Incorporation of the Vintage at Verdigris Homeowners Association* (2005) Article IV, Section 4.2; Article VI, Section 6.2.1

² *Amended Bylaws of the Vintage at Verdigris Homeowners Association* (2022) Article VII, Section 1, Paragraphs A, B & C

³ *Articles of Incorporation of the Vintage at Verdigris Homeowners Association* (2005) Definitions (3), Article IV, Section 4.2



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BY MY SIGNATURE AFFIXED BELOW, I CONFIRM THAT THIS RULE WAS ORIGINALLY APPROVED AND ENACTED BY UNANIMOUS AGREEMENT OF THE BOARD OF DIRECTORS ON MAY 6, 2022.

A handwritten signature in blue ink, appearing to read 'Marc Speer', written over a horizontal line.

Marc Speer, President

A handwritten date '5-6-22' in blue ink, written over a horizontal line.

Date