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Common Area Acceptable Use Policy
Springbrook Hills Homeowners Association

Adopted by unanimous vote of the Board of Directors, May 24, 2004

The Springbrook Hills Homeowners Association sets forth this policy governing the use of common areas owned by the Association. The following quotes set the background for the promulgation of this policy:

“Common Properties” shall mean and refer to those areas of land shown on any recorded subdivision plat of the properties as being intended to be devoted to the common use and enjoyment of the owners of the Properties. (Supplementary Declaration of Covenants and Restrictions, Springbrook Hills Subdivision, Liber 648 page 172, Oct. 21, 1994)

The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in the Properties and in particular for the improvement and maintenance of properties, services, and facilities devoted to this purpose and related to the use and enjoyment of the Common Properties, including but not limited to, the payment of taxes and insurance thereon and repair, replacement, and additions thereto, and for the cost of labor, equipment, materials, management, and supervision thereof. (ibid., page 176)

Our philosophy is that the common areas are to be used and maintained in the best interests of all residents. It is understood that “all residents” includes those individuals who don’t make personal use of common areas beyond enjoying the natural beauty and increased personal real property valuation resulting from Association ownership and maintenance of the areas. Activities on the common areas must include reasonable uses consistent with the original intent for the specific area and uses which are consistent with manageable maintenance costs and reasonable liability risk.

The concept of “reasonable” related to uses of the common areas includes the idea of a high standard of respect for the common area and other residents. Hours of use (generally daylight) and manners of users (noise level, profanity, etc.) are but two examples. Respect for the property of homeowners (e.g., not “cutting through”) and for the common areas themselves (controlling animal droppings and other refuse) are additional considerations for the use of all common areas.

Private events requiring the erection of temporary shelters and/or the delivery and use of portable bathroom facilities are prohibited.

Ponds

There are six pond areas in the subdivision; East entrance, Schavey Road (2 ponds), gazebo, east detention, and Norris Road detention. The ponds exist for visual aesthetics and to help the subdivision conform to surface water management regulations. Therefore, these ponds are not intended for recreational use.

48 *Gazebo and Pavilion*

49 These structures were built specifically as shelters and focal points for gatherings of
50 residents and their guests. The Association reserves the right to host functions at these
51 structures, such as the annual Block Party and Easter Egg Hunt. Only small, impromptu
52 gatherings and activities open to residents and their guests are permitted. Other events
53 and private parties are prohibited. This is due to the lack of parking, refuse disposal,
54 water and sanitation facilities (bathrooms).

55 *Soccer Field and Tennis Courts*

56 These facilities were constructed for the physical recreation of residents and their guests.
57 Team use is prohibited due to wear and tear, and lack of parking, refuse disposal, water
58 and sanitation facilities (bathrooms). The courts are for tennis play only. Reasonable use
59 of the soccer field should be consistent with the intended use as defined in this policy.
60 Golf and hardball are prohibited due to field size and home proximity, but softball,
61 kickball, badminton, Frisbee, touch football, volleyball, rubber horseshoes, and similar
62 games are allowed in addition to soccer.