

RULES AND REGULATIONS

Guidelines for the Use of the Common Properties

The common properties are for the non-exclusive and equal enjoyment of all RVHA homeowners, their families and their permitted invitees and guests per Article IV, Section 1, of the Declaration of Covenants and Restrictions. The purpose of the following guidelines is to uniformly maintain this right for each homeowner. These guidelines are **in addition** to the general restrictions found in Article VII of the Declaration. The guidelines are:

- Every homeowner, their family and their permitted invitees and guests shall have equal access to all common area properties.
- All common properties are to be maintained in their natural state, excepting entrance ways and areas to be mown as specifically identified by the Board.
- No homeowner, their family, or their permitted invitees or guests may take action to alter or maintain RVHA common property. By way of example only, no one is permitted to undertake altering, dumping, mowing, raking, seeding, gardening, tilling, building on or placing personal property on said land.
- Any homeowner, family member, or permitted invitee or guest who enters upon the common properties does so at their own risk. RVHA is not an insurer. Each homeowner is obligated to assure that he/she, family members and permitted invitees and guests act in a safe, careful and prudent manner when on common area property.
- It shall remain in the sole discretion of the Board of Trustees as to what action it shall take in maintaining and/or modifying common property.
- If the Board of Trustees is advised of any potential issues or concerns, the Board will address the request in the manner it deems appropriate.

Like any other issue, any request related to the common properties must be presented to the Board in written form before it will be considered at the next regularly-scheduled meeting of the Trustees. The Board reserves the right to amend or modify any of the above guidelines in its discretion and pursuant to the authority extended to it under the RVHA Declaration of Covenants and Restrictions and the By-Laws.