

PBERRY FARM PROPERTY OWNER'S ASSOCIATION COMMON AREA DESIGNATION

Common Area Identification

The areas outlined in **red** on the attached Common Area Boundary Exhibit are designated as "**Common Areas**" of the Berry Farm Property Owners Association ("POA").

These Common Areas are intended for the shared benefit and use of the Berry Farm community and are **maintained by the Berry Farm POA**, subject to the Association's governing documents, applicable maintenance responsibilities, and any recorded covenants or restrictions.

The red boundary lines shown on the attached exhibit are intended to clearly identify the areas considered Common Areas and to distinguish those areas from individually owned residential lots.

The landscaping responsibilities at the entrance to The Berry Farm and along West Rd begin at the edge of the sidewalk and extend behind the landscaping and up to the property owner's plat lines. In some cases, the landscaping may touch a homeowners property line and shall be allowed as a POA Common Area easement as prescribed in The Berry Farm Covenants.

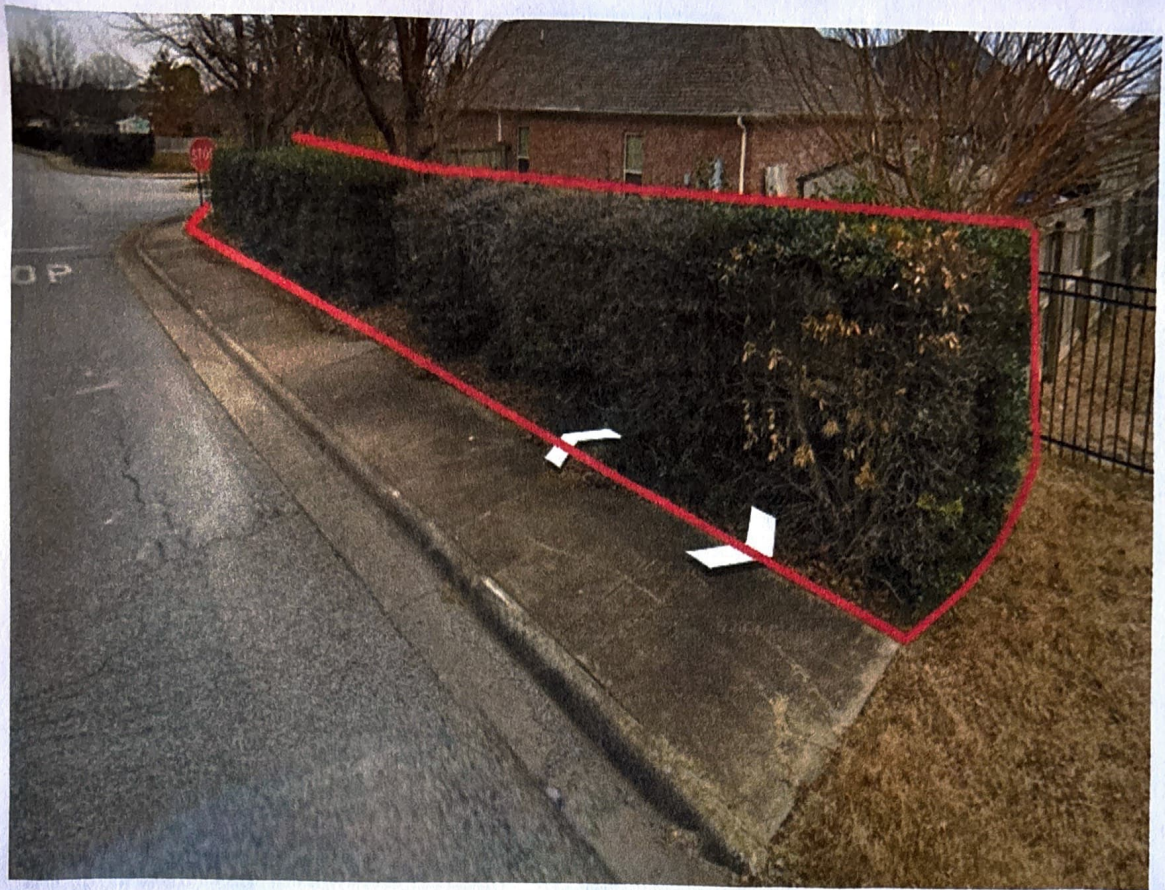
Note that the Common Area on the East side of the entrance area encompasses the decorative wall and behind it to the homeowner's fence. The Common Area on the West side of the entry does not include any property behind the decorative wall.

In the event of any discrepancy between this exhibit and the recorded subdivision plat, recorded declarations, deeds, easements, or other governing documents, the applicable recorded legal documents shall control.

Exhibit

The areas outlined in RED on the attached photos constitute the Common Areas maintained by the Berry Farm Property Owners Association.







APPROVAL AND ACKNOWLEDGMENT

The undersigned acknowledge and approve the Common Area Designation and attached Common Area Boundary Exhibit for the Berry Farm Property Owners Association.

POA Board Member #1

Signature: 

Printed Name: MITCHELL RYAN ULRICH

Date: 10-3-2026

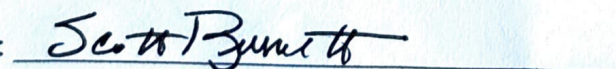
POA Board Member #2

Signature: 

Printed Name: Todd Saxon

Date: 10-3-26

POA Board Member #3

Signature: 

Printed Name: Scott Burnett

Date: 10/5/26

RARC Chairperson

Signature: Dale Regenold

Printed Name: Dale Regenold

Date: 10-3-26

Harold Beyer

Harold Beyer 10-3-26

Alisa Leard

Alisa Leard 10/3/26

POA President

Signature: Emily Amaden

Printed Name: Emily Amaden

Date: 10-5-26