

**RULES AND REGULATIONS FOR THE USE OF THE
COMMON LANDS AND THE PROCEDURES FOR THE
ENFORCEMENT THEREOF**

Adopted February 9, 2011

GENERAL

1. Village of Green Trails Park Trustees, pursuant to Section III, Paragraph 15 of the Indenture of the Restrictions of the Village of Green Trails, have adopted the following Rules and Regulations ("Regulations"). These regulations may be amended from time to time by resolution of the Board of Park Trustees.
2. Wherever in these regulations reference is made to "owners," such term shall apply to the owner of any unit, home, or lot, to his family, tenants whether or not in residence, servants, employees, agents, visitors and to any guests, or invitees of such owner, his family or tenant of such owner.
3. The Park Trustees reserve the right to alter, amend, modify, repeal or revoke these regulations and any consent or approval given hereunder at any time by resolution of the Trustees.

RESTRICTIONS OF USE OF COMMON LANDS

4. There shall be no obstruction of the Common Lands (or portions thereof). Nothing shall be stored on the Common Lands without the prior consent of the Park Trustees except as herein expressly provided.
5. Nothing shall be done or kept on the Common Lands which will increase the rate of insurance for the Common Land. No waste shall be committed on the Common Lands.
6. No noxious or offensive activity shall be carried on in the Common Land, nor shall anything be done thereon which may be or become an annoyance or nuisance to the other lot owners or neighborhood. No owner shall make or permit anything which will interfere with the rights, comforts or

convenience of other owners. No person shall use or enjoy the Common Lands for such a purpose, or in such a manner, as shall unreasonably encroach upon the rights of other owners to use and enjoy the same.

7. All persons using the Common Lands shall do so at their own risk and sole responsibility. The Park Trustees do not assume responsibility of any occurrence, accident or injury in connection with such use.
8. Natural drainage of Common Lands shall not be impaired by any person or persons.

Any legal costs incurred by the Park Trustees for citations by the City, County, or State authorities for violations pertaining to drainage or any other type of violations shall be assessed upon the owner who caused the infraction, if it be known. No owner shall interfere with the established drainage pattern of the Common Land.

9. Nothing shall be done to the Common Land which will impair or alter the landscape or natural setting without the written permission of the Park Trustees. Nothing shall be altered or constructed in or removed from the Common Lands.
10. The performance of alterations, modifications, maintenance, repair, restoration, replacement, or change being performed on Common Lands shall be the exclusive responsibility of the Park Trustees and their agents, employees, and contractors.

ENFORCEMENT

11. The Park Trustees will not impose a fine or suspend any rights to Common Land of any owner for violations of rules and regulations or of the provisions of the indenture unless and until the procedure below is followed:

- a. Demand: Written demand to cease and desist from the alleged violation will be served upon the alleged violator specifying:
 - i. The alleged violation;
 - ii. The action required to abate the violation; and

- iii. A time period of not less than 10 days during which the violation may be abated without further sanction, if the violation is a continuing one, or a statement that any additional similar violation may result in the imposition of a sanction after notice and hearing, if the violation is not continuing.
- b. Notice: At any time within 12 months of such demand, if the violation continues past the period allowed in the demand for abatement without penalty or if the same rule is subsequently violated, the Trustees or its delegate will serve the violator with written notice of a hearing to be held by the Trustees. The notice will contain the following:
 - i. The nature of the alleged violation;
 - ii. The time and place of the hearing, which time will be not less than 10 days from the giving of the notice;
 - iii. An invitation to attend the hearing and produce any statement, evidence, or witness on the member's behalf; and
 - iv. The proposed sanction to be imposed.
- c. Hearing: The hearing will be held pursuant to the notice, affording the owner a reasonable opportunity to be heard. The Owner's failure to appear at a hearing without written consent of the Park Trustees, shall be deemed as the Owner's consent to the sanction proposed in the Notice being imposed, at the discretion of the Park Trustees.