

Excerpt from: Woodmoor Improvement Association Rules & Regulations, Part II. COMMON AREAS

Source: Article II.

Residents of Woodmoor are common owners of approximately one hundred fifty (150) acres of common property in Woodmoor. These areas are generally undeveloped and offer places for hiking, picnicking or other recreation. Additionally, Woodmoor residents are common owners of the Barn, also known as the Woodmoor Community Center. Detailed maps of the common areas may be obtained from the WIA office.

Lake Woodmoor is not a Woodmoor Common Area, nor does the WIA own it. Lake Woodmoor is privately owned by Woodmoor Water & Sanitation. Woodmoor Water and Sanitation strictly prohibits trespassing.

A. PERSONS AUTHORIZED TO USE

Woodmoor Commons are authorized for use only by Woodmoor residents, their families, houseguests and tenants who reside on the property. Any other person using the Woodmoor Commons is unauthorized and will be considered to be a trespasser.

The WIA has the right to charge reasonable admission and other fees for the use of any recreational facility situated upon the common areas. The WIA may suspend the right to use the recreational facilities by an owner for any period during which any assessment against his lot remains unpaid and for a period not to exceed sixty (60) days for any infraction of the published Rules and Regulations.

B. CONDUCT OF MEMBERS WHILE USING COMMON AREAS

Woodmoor residents using the common areas will be expected to use the property safely and to not deface or litter the property in any way. Dogs may be permitted off the leash in the following common areas, so long as no danger is created to any other person or animal using the common areas (or residing adjacent to the common areas) and the animal is otherwise in voice control: The Marsh, Hidden Pond, Twin Ponds Picnic Area, North Park, The Meadows and Toboggan Hill only when no sledding is in progress. Dogs must be on leashes in all other common areas and in Toboggan Hill when sledding is in progress. Animal owners are encouraged to have their dogs on a leash in all the common areas during the hours of the school days when children are traveling to and from schools. Animal owners are responsible for all conduct of their animals in the common areas and animal owners who bring their animals to the common areas will hold the WIA harmless for any damage caused to person or property by their animals. Pet owners must clean up after their animals and properly dispose of any animal waste.

Fishing is permitted from the shores of the ponds; no ice fishing is permitted at any time. No boats of any kind are permitted on the ponds, except by prior written permission of WIA, usually in connection with a special event. No swimming is permitted in the ponds. Ice skating on ponds is done at the skater's own risk and skaters shall indemnify the WIA from any liability. Children under 16 must be supervised by an adult. The WIA does not maintain skating facilities, nor does it monitor ice conditions.

Any sledding on common areas such as Toboggan Hill is done at the risk of the sledders who shall indemnify the WIA from any liability. Children 12 and under must be supervised by an adult. No snowboarding or skiing is allowed on Toboggan Hill. WIA does not groom or improve the common areas or ponds for sledding or any other winter sports activities.

Residents using the common areas must park in areas off the roads that do not obstruct traffic or create a nuisance to neighbors of the common areas.

C. RESPONSIBILITY FOR USE OF COMMON AREAS

All persons who use the Woodmoor Commons do so at their own risk and shall indemnify the WIA from any liability. All persons using the Common Areas are responsible for their own, and their guests', safety. The WIA does not assume any duty to improve the Common Areas for safety of the users. The Common Areas are natural terrain, with all the hazards of open country and open water.

The Woodmoor Improvement Association is not responsible for any injuries to persons or property that occurs while visiting or using the common areas.

D. GUNS AND FIREARMS

Guns or firearms of any kind (concealed or exposed) are not permitted on any Woodmoor Common Area, including the Woodmoor Community Center (the "Barn"), except those carried by authorized law enforcement officers or the Woodmoor Public Safety.

E. FIRES AND FIREWORKS

Open fires, including campfires, are prohibited in Woodmoor Commons. Fireworks of any kind are prohibited in Woodmoor, including in the Common Areas.

F. MOTORIZED VEHICLES

All motorized vehicles (including, but not limited to, automobiles, motorcycles, ATV's and snowmobiles) are prohibited from the Common Areas of Woodmoor. (This section does not apply to maintenance and/or utility vehicles as approved by the Board of Directors.)

G. USE OF COMMON AREAS FOR CONSTRUCTION

In certain specific cases, a common area may be used for temporary construction access or for utility installation, with the permission of the ACC and the Director of Forestry and Common Areas. See the Design Standards Manual (Rules & Regulations, Part IV) for the requirements of such use.)