

The Downs Grant Homeowners Association

Rules and Regulations

Governing the Use of the Commons Area Property and Facilities

1. The Downs Grant Commons Area (the commons) and its facilities are for the use and enjoyment of all residents of the Downs Grant (the community) and their escorted guests.
2. All owners of lots within the community are members of the Downs Grant Homeowners Association (the association) and should insure the good care of their commonly owned property. The use of the commons by any resident should not unfairly interfere with the use and enjoyment of the commons by other residents of the community.
3. Use of all recreational courts and fields within the commons is to be shared by residents. No person or group shall control the use of these recreational amenities for more than one hour when others are waiting to use the same amenity. Large group or organized team's use of the ball field is to be scheduled in advance of play through the association's Recreational Committee (RC) chairperson, or the Board of Directors *if* the RC chairperson position is vacant.
4. Only community residents and their escorted guests may use the commons. There is to be NO TRESPASSING onto the commons by individuals or groups that are not residents of the community without the expressed advanced written permission of one of the association's committee chairpersons or the Board of Directors.
5. Entry as well as use of the commons is prohibited at night (dusk to dawn).
6. Regarding possible physical injuries associated with the entry and use of the commons: Please be advised that entry and use of the commons is at your own risk.
7. All minors entry and use of the commons must be supervised by a parent or guardian.
8. Trash and litter produced while using the commons may not be discarded anywhere in the commons area except in appropriate trash receptacles, if provided. Otherwise, trash and litter must be returned to resident's property and appropriately discarded.

9. No structure is to be placed within the commons except as provided by written permission from the association's Board of Directors.
10. No tree, plant or vegetation may be cut and / or removed from the commons without the specific written approval of the association's Board of Directors.
11. No motorized vehicles of any type are allowed within the commons except for Board approved grounds maintenance purposes.
12. No alcoholic beverages or glass containers are allowed within the commons except by special advanced written permission by the association's Board of Directors.
13. No illegal substances or activities are allowed within the commons.
14. No weapons of any type are allowed within the commons. This restriction includes but is not limited to: pellet and BB guns, archery equipment, paint-ball devices.
15. Absolutely no dumping of any type of refuse allowed in the commons area.

Concerning Groups of Visitors

Any resident that desire to entertain a group consisting of seven (7) or more persons within the commons should obtain advanced written approval from the Board of Directors.

Approval will readily be granted to groups such as Boy or Girl Scouts, soft-ball leagues, family parties, and faith and community groups. The objective of this procedure is to avoid conflict, misuse, abuse and liability issues with regards to use of the commons. A waiver of liability must be signed by the appropriate parties responsible for the group activity.

Adopted: January 9, 1980
Amended: June 24, 1981
Amended: September 1996
Amended: March 6, 2008