

**COUNTRYSIDE PROPRIETARY
ADMINISTRATIVE RESOLUTION NO. 47
As amended April 6, 2011
RULES FOR USE OF THE COMMON AREAS**

WHEREAS, Article III, Section (c)(2) of the Declaration of Covenants and Restrictions grants the Board authority to establish rules and regulations for the use of all common area; and

WHEREAS, the Board wishes to ensure the protection of this natural asset and guarantee its use and enjoyment by all members within the community.

WHEREAS, the original Administrative Resolution No 47 was signed and made part of the official records on March 14, 1984,

NOW THEREFORE, BE IT RESOLVED that Resolution #47 be amended and the following rules be adopted:

I. **RULES FOR THE USE OF THE COMMON AREAS**

- A. All plants, topsoil or humus are to be left undisturbed.
- B. Cutting or digging of trees or plants is prohibited.
- C. Hunting or trapping of wildlife is prohibited.
- D. Discharge of firearms is prohibited at all times.
- E. No refuse or yard waste is to be discharged or placed on common ground at any time.
- F. Storm drains, swales and gutters are to be kept free of debris; no chemicals (e.g., waste oil, anti-freeze and detergents) are to be placed in any storm drain or gutter.
- G. No motorized vehicles of any kind, except authorized maintenance vehicles are permitted in the common area or on pathways.
- H. Bicycles are permitted on pathways, but racing and reckless handling of bikes is prohibited.
- I. Fires are only permitted in those designated areas where picnic grills are available.

- J. Overnight camping is forbidden unless written permission is obtained from the Proprietary.
- K. Persons using the pathways after 9:00 PM must refrain from loud and boisterous activity.
- L. Persons are restricted after 10:00 PM from usage of common areas which are posted to that effect.
- M. The common area, particularly the tot lots and playgrounds, should be kept clean; littering is prohibited. No glass containers are permitted in these areas.
- N. Private property bordering on the common areas should be respected. Allowing children and pets to stray onto those properties without the permission of the owners constitutes trespassing.
- O. Pets are not allowed to run free. Pet owners must collect all pet defecation.
- P. Property owners adjacent to the common areas must confine yard development and landscaping to their own property unless prior approval is obtained from the Proprietary. Property owners may not use common areas for permanent installations such as swing sets, sporting equipment (soccer nets, basketball hoops), tree houses, dog houses or dog kennels.
- Q. Approval process for members temporary use of Common Ground:
 - 1. Only uses of a “non permanent nature” will be considered.
 - 2. A Members’ temporary use of common ground requires the member submit a Design Review Application form to include a detailed description of the request for temporary use of common ground.
 - 3. Applications will be reviewed by the Neighborhood Advisory Council, the Grounds Committee and the Design Review Committee for recommendations to the Board of Directors.
 - 4. Upon review by the Committees noted above, the application will be reviewed by the Board of Directors for final ruling.
 - 5. In accordance with Article VI, Section 6(m) of the Covenants and Restrictions, unauthorized use of common ground is prohibited and will be considered a “Major Violation” as further defined in Resolution #235.

II. **PONDS, RIVER, AND STREAMS**

- A. Littering of the river, ponds and streams with all forms of refuse, debris and any other pollutant is prohibited.
- B. Activities or the placement of structures, plantings, or other materials which will create an erosion problem or change the direction or flow of drainage channels is prohibited.
- C. Swimming in ponds, the river or streams is prohibited. Boating and/or fishing are permitted in the river only in those areas as designated by the Proprietary.
- D. Ice skating by members and their guests is permitted subject to conformance with subject measures established by the Proprietary for such areas.
- E. All children must be under parental guidance when near ponds, streams or the river.
- F. Residents, staff and all other persons partaking of open space privileges granted to Proprietary members disregard the Proprietary Common Area Rules at their own risk, with no liability incurred on the part of the Proprietary for any personal harm or bodily injury resulting from such person's own negligence.

III. **ENFORCEMENT ACTIONS GOVERNING COMMON AREAS**

- A. The following enforcement actions shall be undertaken in the event the rules for the use of the common area adopted herein should be violated:

- 1. **Damage to Common Areas**

Any lot owner(s) responsible for violation of the rules governing the common area shall be fully liable for all damages incurred to the common grounds as a result of such action. The Proprietary staff shall undertake the necessary restorative action(s) to the affected common area and bill the record lot owner accordingly. If the owner refuses to remunerate the Proprietary for the cost of the damages, legal action shall be taken.

2. Animal Control

The Board of Directors gives its approval to the Animal Warden of Loudoun County, Virginia, to enforce the Loudoun County Leash Laws (a copy of which is attached hereto), and other related animal control laws on the private property of the Proprietary. The appropriate signage will be posted at the major entryway and Loudoun County Animal Warden's Office duly notified of all Board actions contained herein.

- B. Any resident witnessing a violation of the above rules is urged to contact the Proprietary office or call the appropriate County agency immediately. The common lands and recreational amenities are an essential component of CountrySide's environment and a valuable economic and aesthetic resource, both present and future.

ATTEST:

PRESIDENT: David Barrie

DATE:

SECRETARY: Bonnie Little

DATE: