



RULES AND REGULATIONS FOR THE USE OF THE COMMON ELEMENTS AND THE PROCEDURES FOR THE ENFORCEMENT THEREOF

Adopted October 24, 2024

GENERAL

Meadowbrook Farms / Clarkson Estates Subdivision Board of Trustees ("Trustees"), pursuant to Article IV, Sections 3 and 4 of the Amended Indenture for Meadowbrook Farms / Clarkson Estates Subdivision ("Indenture"), have adopted the following Rules and Regulations ("Regulations"). These regulations may be amended from time to time by resolution of the Trustees.

Wherever in these regulations reference is made to "owner", 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.

RESTRICTIONS OF USE OF COMMON ELEMENTS

1. Nothing shall be done to the Common Elements which will impair or alter the landscape or natural setting without the written permission of the Trustees. Nothing shall be altered or constructed in or removed from the Common Elements.
2. The performance of alterations, modifications, maintenance, repair, restoration, replacement, or change being performed on Common Elements shall be the exclusive responsibility of the Trustees and their agents, employees, and contractors.
3. Nothing shall be done or kept on the Common Elements which will increase the rate of insurance for the Common Elements.
4. All persons using the Common Elements shall do so at their own risk and sole responsibility. The Trustees do not assume responsibility for any occurrence, accident or injury in connection with such use.
5. No noxious or offensive activity shall be carried on in the Common Elements, 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 Elements 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.
6. In general, usage of the Common Elements is limited to foot traffic. Devices that are fully human propelled are allowed on paved paths, only, and include but are not limited to bicycles, scooters and toys. Use of a motorized vehicle is prohibited from all Common Elements without the written permission of the Trustees. Motorized vehicles include but are not limited Cars, trucks, construction equipment, electric bicycles, electric scooters and hoverboards, but exclude ADA accessibility devices operated by a disabled individual.

7. There shall be no obstruction of the Common Elements (or portions thereof). Nothing shall be stored on the Common Elements without the prior written consent of the Trustees except as herein expressly provided. This includes but is not limited to sports equipment, basketball standards, tents, vehicles, trailers, firewood and structures of any kind.
8. No waste shall be committed on the Common Elements, including but not limited to yard waste, leaves, dirt, branches, rocks or trash.
9. No signs shall be placed on Common Elements for any purpose without the written permission of the Trustees.
10. Natural drainage of Common Elements shall not be impaired by any person or persons.

ENFORCEMENT

11. The Trustees will not impose a fine or suspend any rights to Common Elements 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, for example, items remain on Common Elements or damage was done to Common Elements that has not been remediated; 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 owner'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 Trustees, shall be deemed as the Owner's consent to the sanction proposed in the Notice being imposed, at the discretion of the Trustees.

12. The Trustees reserve the right to place video recording devices on the Common Elements for the purpose of monitoring activity on the Common Elements and identifying owners who violate these rules.

FINES

13. Any legal costs incurred by the 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 Elements.
14. The cost of repairing any damage to Common Elements resulting from a violation of these rules shall be paid by the owner responsible for the damage. If the Subdivision incurs the cost of repair, the owner will reimburse the Subdivision for 110% (one-hundred ten percent) of the cost of repair.
15. The Trustees at their sole discretion may impose a \$50 (fifty dollar) fine on any owner for each occurrence of a violation of a provision of these rules.