

Forrestal Village Community Services Association, Inc.
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Policy Resolution 18
Rules for Use of Common Areas
Revised June 1, 2020

WHEREAS, Article III, Section 3(c)(2) of the Declaration empowers the Board of Directors “to establish rules and regulations for the use of property...”; and

WHEREAS, in accordance with the stated intent of the Declaration, “... to provide for the preservation and enhancement of the property values, amenities and opportunities in said community contributing to the personal and general health, safety and welfare of residents”, the Board wishes to establish regulations for the use of the Common Open Space; and

WHEREAS, common areas owned or maintained by Forrestal Village Community Services Association (the Association) are available for the enjoyment of all residents and their guests in the Village; and

WHEREAS, no single or group of residents, or their guests, may use Association common areas in a manner other than which is consistent with its prescribed use, nor in a manner that deprives residents of abutting properties from the quiet enjoyment of those common areas; and

WHEREAS, misuse or abuse of Association common areas by residents or their guests is a potentially serious source of friction among residents and neighbors; and

WHEREAS, repeated use of the common areas for other than their prescribed purposes will invariably cause damage to plantings and grounds maintained by the Association; and

WHEREAS, the Board wishes to protect these areas and circumscribe their use; and

WHEREAS, Policy Resolution 17 adopted January 23, 1990 and Policy Resolution 18 adopted January 23, 1990 are rescinded and replaced with this revised Resolution 18.

NOW THEREFORE, BE IT RESOLVED THAT, the following guidelines for common areas be adopted:

1. All live plants, topsoils, or humus are to be left undisturbed; cutting or digging up of plants or trees is not allowed.
2. Feeding of wildlife is not permitted. Hunting or trapping is not allowed. Neither firearms, air-guns, bows and arrows or other hunting devices are to be carried onto or discharged on the property.
3. The Common Areas should be kept clean. Littering is costly. No plastic, glass or metal containers other than nursing bottles and medical equipment are permitted in the common areas.
4. The Association common open grassy areas may be used for ad hoc sports, athletic or other group activities provided that all associated equipment be removed after play.

Such activities must end before 8:00 P.M.

5. Private houses bordering on the common areas should be respected. Balls should not be bounced against a house or garage. Straying onto private houses without the permission of the owners constitutes a trespass.
6. No motorized vehicles of any kind, except authorized maintenance vehicles, are permitted in the common area or on pathways.
7. Bicycles, scooters, skateboards and wheeled skates are permitted on the pathways and in parcels, but racing and reckless handling of them are not. Walkers have priority on pathways.
8. Persons using the common areas and pathways must refrain from loud and boisterous activity.
9. Drones are not allowed over Princeton Landing airspace except in the conducting of Association business.

Attest: _____
Mary Ryan, Secretary

Date: _____

Adopted at a Regular Meeting of the Board of Directors on June 1, 2020