



# **RULES AND REGULATIONS**

For The Forest at Farmington

## RULES & REGULATIONS

\*Forest at Farmington Condominium Association, Inc.

1. The Rules and Regulations as set forth herein may be modified from time to time by the Declarant. This version represents the current rules and regulations in effect at the time of release. Unit Owners are responsible for guests and others they invite onto the property. All Unit Owners and their invitee's are expected to abide by the current rules and regulations in place.

2. Recreational vehicles, including, snowmobiles, bicycles, motor bikes, motorcycles, go carts, ATVs and similar devices are not permitted on recreational trails. Snowmobiles may be used during times of emergency by the Forest at Farmington staff. Bicycles may be operated only on those roadways designated by the Declarant. Licensed motorbikes and motorcycles owned by Unit Owners and used as modes of conventional transportation may be used on certain roadways designated by the Declarant. Until such time as easements may be granted to Unit Owners for use of additional roadways and/or recreational trails on appurtenant parcels of the Original Land, these parcels remain private property owned by others and solely for the use of said owner(s). At present, these parcels are not being made available to Unit owners or others and are not accessible without written permission from the Declarant or invitations owner(s) of said properties.

3. Roller blading, roller skating and skate boarding are not permitted on any roadways or recreational trails. Cross country skiing is not permitted on roadways. Cross country skiing may be permitted on designated recreational trails by the Declarant. Horse boarding on sections of the Original Land and trail riding is not permitted, at present, albeit allowed by the underlaying Planned Unit Development Overlay District zoning for the Original Land. In the future this activity may be permitted by easement, on a limited basis, on certain designated trails/pathways. Golf carts are permitted solely on the properties roadways during daylight hours, but are not allowed after sunset or before dawn.

4. Only those vehicles specifically authorized by the Declarant are allowed on recreational trails, service roads or other areas that are designated for service or maintenance vehicles.

5. All pets must be properly leashed when taken for walks beyond the boundaries of a Unit Owners Single Family Resident Grounds (S.F.R.G.). Pooper scoopers are required for pets walked outside the Unit Owners S.F.R.G.

6. Excessive volume/noise is not permitted on the recreational trails and no audio equipment, except for individual headsets or headphones. Silence is recommended for the utmost enjoyment of the natural surroundings, waterways and abundant flora and fauna.

7. Swimming is not allowed in any waterways, ponds or reservoirs on the property. Ice skating, snow boarding or skiing is not permitted on any waterway, pond or reservoir on the property.

8. Fishing is permitted on specific waterways, ponds and reservoirs as designated by the Declarant. Said angling is subject to catch and release and barbless hook restrictions.

9. The use of motor boats, row boats, canoes, rafts, inter-tubes or other floating devices is not permitted on the property.

10. No hunting or trapping is permitted on the property

11. Construction vehicles, construction equipment, construction materials, moving vans, moving trucks and other such vehicles are not allowed access to the property via the 7855 Indian Lore Road gate (Main Gate). These types of vehicles, equipment and materials must be brought onto the property through the gate at 7801 Indian Lore Road (Second Gate). Arrangements must be made with the site manager at least forty-eight (48) hours prior for need to access the property through the Second Gate.

12. In case the Main Gate is damaged, malfunctions, loses power, or for any other reason that the Main Gate is unusable, access and egress will be allowed at the Second Gate. The site manager must be notified immediately of any problems with the Main Gate. At the time the Main Gate is unusable, keys to the Second Gate will be provided to Unit Owners to allow their free movement in and out of the property. Unit Owners using the Second Gate for any reason are responsible in keeping the Second Gate closed and locked at all times.

13. No Unit Owner may copy or duplicate any key for any reason. If a second key is needed, the Unit Owner must notify the site manager. A second key will be provided within forty-eight (48) hours. Unit Owners are responsible for any keys given them and may bear the full cost of replacing all keys and locks if any key is lost, copied or duplicated.

14. Unit Owners violating the restrictions contained herein shall be responsible for their guests conduct as well as their own and shall reimburse the Declarant for all costs and expenses, including attorney fees, incurred by the Declarant in enforcing these restrictions or repairing any concomitant damages.

\*Forest at Farmington Condominium Association, Inc. - The 37.5+/- acre parcel of land designated as "The Property" on the Forest at Farmington Condominium recorded Plat.