

WALDEN POND COMMUNITY

COMMON GROUND RULES AND REGULATIONS

We are a community of lot owners wanting to enjoy the beauty, serenity and outdoor conveniences our common ground provides us. The key to this enjoyment is for all of us to show courtesy, respect and tolerance to all our neighbors. The following Walden Pond Home Owners Association Board Approved Rules and Regulations are meant to provide easy, day-to-day information on what is expected of lot owners and their visitors. Use of the common grounds is at the full risk of the user.

1. "Resident" herein refers to all lot owners and tenants of the Walden Pond Home Owners Association and of Lot C (designated in the Walden Pond Plan of Lots as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, in Plan Book Volume 268, page 5 and being a part of Tax Parcel Number 130 4F46 56), and, any and all family members thereof.
2. "Common ground" refers to the common ground referenced on Walden Pond Plan of Lots Phase II prepared by Walden Pond Development Inc. situate in Cranberry Township, Butler County, PA dated September 29, 2005 and with registration number 7774-E. The four (4) adjacent properties, lots 20-23, whose backyards back onto the common area, have property lines such that they extend into the pond water. Hence, no access to those sides of the ponds is permitted without the lot owner's consent.
3. Community rules and regulations are applicable to all Residents and their guests and visitors. Use of the common ground will be done in such a manner as to respect the rights of other Residents.
4. Equitable use of common ground property is understood to mean, for each Resident who is current in payment of all annual maintenance dues required to maintain the common ground for everyone to use equitably.
5. All common ground areas should be used for the purpose intended and should not be littered or obstructed with personal items. The common ground ponds are an important feature of our community. All Residents and guests must remove all trash and pet waste immediately and prior to leaving the common ground.
6. The right of access, use and enjoyment of the lakes, ponds and all common ground to each Resident and their guests shall be, at all times, with the physical presence of a Resident on the common ground property. No guests shall have access to or use of any common ground including use of the ponds without such continuous physical presence by the Resident granting them use of the common ground.
7. No Resident or guest shall create or permit disturbing noises or annoyances to other Residents while using the common grounds.
8. No open fires are allowed on the common ground.
9. Portable lawn furniture may be placed on the common ground temporarily while being used but must be removed after each time owners and visitors leave the common ground.
10. No motorized vehicles, land or water, are permitted to be used or to be parked on the common ground.