

2a Common Areas – Use

1990 Covenants with corresponding Regulations below:

ARTICLE II: Definitions - Covenants (page1)

COMMON AREAS: The land designated by the Developer on the recorded plats for Arrowhead in Gunnison Country Subdivision as reserved for the mutual use and benefit of site owners. The title to the common areas will be held by the Association and the use of same, regulated thereby in conformance with this Declaration. All such areas shall remain in their natural condition or may be developed by the Association for the benefit of the site owners. In no event may the Association encumber by debt or sell the common areas.

ARTICLE V: Ownership and Use of Common Areas – Covenants (pages 7,8)

1. Legal Title. Legal title to the common areas shall be vested in the Association.

2. Restrictions on Use of Common Areas. The use of the common areas shall be determined and regulated by the Association according to the articles and bylaws thereof and in conformity with these covenants. Use may be limited to such recreational and other activities as will preserve the character of the land within the subdivision. Restrictions may be made on use:

a. By those other than the immediate families of site owner;

b. By temporary limitation on use or access to portions thereof in order that improvements or repairs may be accomplished;

c. By horseback riding or access by household pets or motorized vehicles.

7. Common Area Access Covenants (page 9)

The common areas shall remain open and accessible to all site owners and their guests wherever and whenever reasonable and in conformity with these covenants.

ARTICLE 2. – COMMON AREAS Regulations – (page 16)

The following rules, regulations, and restrictions are hereby established for the purpose of governing the usage of the common areas within the boundaries of Arrowhead.

1. RESTRICTIONS ON USE

The use of the common areas will be determined and regulated by the Association according to the Covenants and these Regulations. Use may be limited to such recreational and other activities as will preserve the character of the land within Arrowhead. Restrictions may be made on use:

(1) By those other than the immediate families of property owners,

(2) By temporary limitation on use or access to portions thereof in order that improvements or repairs may be accomplished,

(3) By horseback riding or access by household pets or motorized vehicles only in designated areas marked for snowmobiling or as authorized by the association-

~~A \$150.00 Fine may be assessed for Any motorized vehicles being operated off the filing roads or approved parking areas.- Repeat violations may result in an increase to the fine for subsequent violations. The Further assessment will may range from \$150 to \$500 according to the amount of damage caused by the violation pursuant to the fines schedule.~~

Comment [BS1]: Clarify and define the association may designate a snowmobile trail. Example: The trail from the parking lot to Flint Road.

Comment [BS2]: To reinforce fine schedule