

Villas at Andover

Interim Greenspace Rules and Restrictions

I. Greenspace Rules and Restrictions

- A. These rules and restrictions apply to the use of the greenspace property owned by the Villas at Andover. The property is defined as those parts of Holes 10 and 18 of the former Andover Country Club and Golf Course property that the Association purchased in 2018. This property is considered common property of the Association and use of the property is designated for the common benefit and enjoyment of the homeowners. It is for the use of HOA members only, and their guests. It is not a public park.
- B. Homeowners have the responsibility to obey the rules but also to help enforce the rules. This is for the safety of each resident in the neighborhood, and to assist with preservation of the greenspace. When a violation is observed, depending on its nature, options would include:
 1. Direct approach to a violator, **but caution should be exercised.**
 2. Report the incident to a Board member.
 3. Call the police.
- C. Hours permissible for entry and usage of the property will be from one hour before daylight to one hour after dusk.
- D. Association homeowners may use the property for the following activities:
 1. Walking, bicycling, and riding in golf carts along cart paths are permissible. Golf carts may be operated only by persons with a valid driver's license, and they may be driven only on the cart paths. Likewise, bicycles may be ridden only on the cart paths. Golf carts and bicycles must yield the right of way to walkers.
 2. Playing on the grassy surface is permissible. However, the activity should not cause harm to the greenspace property or any neighboring property (this includes grass, trees, vegetation, ponds and structures) and should not cause undue noise (per city noise ordinance) or inconvenience to fellow neighbors.
 3. No ATV, UTV, motorcycles or other motorized vehicles are permitted at any time. However, handicap/mobility scooters and electric wheelchairs are permitted.
 4. No signs, fences, swing sets, trampolines, antennae's, basketball goals, or other types of equipment are permitted.
 5. All structures (decks, patios, gazebos, bridges, permanent posts in the ground, etc.) are strictly prohibited without the prior written permission of the Board.
 7. Walking a dog is subject to city ordinances, including county leash laws and picking up after one's pet.
- E. For the safety of homeowners and their guests, the following activities are strictly prohibited:
 1. No swimming, wading or fishing in any pond.
 2. No playing in the sand traps (traps are treated with harmful chemicals).
 3. No open flames or campfires.
 4. No fireworks are to be used on the property.
 5. No golfing on the property.
 6. No climbing of trees.
 7. No blocking of cart paths in any way.
 8. No harm to any wildlife on the property, including no trapping of muskrats, foxes or coyotes.

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9. No dumping trash or yard debris on the common area or cart paths, and no littering of any kind.
 10. No target practice of any kind (BB guns, firearms, bow and arrow, etc.).
 11. No alcoholic beverages or drug use is allowed on the property. No illegal activity of any kind is allowed on the property.
 12. No private parties or use by non-members of the Association without permission from the Board. Any approved use will be subject to these rules and restrictions.
 13. No digging or planting is allowed on the property **without the written permission of the board.**
 14. No destruction or removal of physical structures, signs or any other item not mentioned but part of the property.
 15. No activity which violates the safety and welfare of the community of residents.
- F. The property will be maintained by the Association. Homeowners will be assessed to fund the cost of maintenance, which will be planned as part of the annual budget approved by the membership each year at the Annual Meeting.
1. Maintaining the greenspace to optimal standards is a goal which may be difficult to achieve initially. Property improvement projects deemed necessary by the Board will be funded as part of the annual budget.
 2. Homeowners may mow and weed-eat the greenspace near their property **and** within the Association's greenspace property lines, and may trim dead branches from trees adjacent to their property so long as the cut branches are properly disposed of. However, homeowners may not remove or trim any other plant material without express permission from the Board. Homeowners are encouraged to contact the Board and discuss any landscape changes they feel are necessary to the common area abutting their property. The Board values member input and suggestions and wants everyone's backyard view to be the best it can be. Such suggested projects may be approved and funded, or simply approved with no funding provided by the Association. In the latter case, the owner may do the work at his or her own expense, subject to Board approval of the contractors. (See additional requirements related to contractors in the next paragraph.)
 3. No contractor or work trucks including personal trucks shall be allowed on the cart paths or grounds except with the permission of the Board. A homeowner must apply for and receive written permission from the Board for such activity and therewith becomes responsible for all damages to the property including the cart paths, grounds and neighboring lots. Contractors must have a business license and proof of insurance.
 4. All requests under this Section for permission to use the Association's greenspace must be submitted to the Board on FORM A, GREENSPACE USE REQUEST. No such activity may commence until written Board approval has been received.