

POND ACCESS POLICY & PROCEDURES:

Pond Access:

The Demo Board has agreed to adopt the following policy concerning the access to and activity on the HOA Common property encircling the four (4) HOA ponds.

The guiding principle underlying this policy is that the ponds and the common property around these ponds are owned by all the residents in Demo. Demo dues pay for the maintenance of the ponds and the surrounding common area and therefore cannot be restricted to only a select number of residents. However, the board recognizes that certain policies and procedures should be in effect that, while not exclusive to those who live on the pond, provide all property owners with a degree of certainty that those who visit the common property of the pond are residents of Demo and that those residents respect the natural environs of the area and the rights of those who live on the pond. (Furthermore, for this policy to be effective, pond residents must assume first level of responsibility to report any violations to the property management company/LPPM or the HOA board.)

Therefore, the following policies, procedures, and enforcement regulations are in effect as of September 30, 2015:

Demo Pond Policies, Procedures, and Enforcement Regulations:

1. The common area around all ponds are only for the pleasure of the residents of Demo and their guests.
2. Access to any pond is restricted to the residents of that pond and their invited guests, the only exception being the special DEMO pond where access is open to all Demo residents and their invited guests. A Demo owner who is a non-resident of pond must ask permission of a resident of that pond for access through their property. Access through Demo Row property is not allowed.
3. Guests of Demo owners, or owner's children, must be accompanied by a Demo owner or owner's children at all times while on the pond common property.
4. While on the common property around the ponds, Demo owners assume the responsibility of all their actions, actions of their children, and the actions of their guests and all liability of any injury to themselves and their guests.
5. All activity on the common property must be conducted with civility and noise abatement. Users of common property will insure all trash and fishing gear and bait is completely cleaned up and removed from the area.

6. Boating on or swimming in a pond and feeding of any wildlife in or around a pond is strictly forbidden.
7. Any Demo owner, whether a pond resident or non-pond resident, must register with the Chairman of the Pond Recreation Committee prior to entry on the common property around the pond. Registered wrist bands are for that owner only and are not transferrable to any other person.
8. Upon registration, Demo owners will receive a wrist band(s) that must be worn while visiting the pond common areas. Wrist bands will be given to a homeowner based upon the number of children they have above the age of eight and who will be fishing. A Demo owner, or their children, must wear the wrist band and be present at all times with guests while they and their guests are on the common property around the pond.
9. The pond common property is open from dawn to dusk.
10. Any infraction of the above policies will result in a fine and/or suspension of pond common area visitation rights.
11. Children who are eight or under in age must be accompanied by the homeowner or child's parents if guest of homeowner.
12. No bikes or golf carts are permitted in the common area.
13. Pond residents, HOA board members, and property management personnel are authorized to politely ask children fishing from the common areas for verification of access rights, and if in violation of any of this policy, ask the name of their parents.
14. Demo homeowners requesting wrist bands will be required to sign a statement that they understand the policy and will abide by the policy before the wrist bands will be distributed to the homeowner.