

# Silver Oaks Common Area Rules

## ARTICLE I - Maintenance

All maintenance to be performed on the common areas in the Silver Oaks Neighborhood shall be performed by the Association. No lot owner shall perform any maintenance on the common areas without the prior written approval of the Board of Directors.

## ARTICLE II - Prohibitions

1. No lot owner shall cause any obstructions or encroachments, including but not limited to fences, placement of fill material or placement of debris on any common areas.
2. No owner shall deposit any trash or litter or yard debris on the common areas.
3. No lot owner may store any object or materials on any common area.
4. No personal property shall be left on the common areas.
5. No motor vehicles of any type, including but not limited to cars, trucks, vans, sport utility vehicles, all-terrain vehicles, motorcycles, dirt bike, or other mechanized vehicles shall be permitted to be used or parked on the common areas.
6. No owner shall construct any trails from individual lots to the common areas.
7. No motor vehicles, including off-road vehicles and motorcycles, shall be utilized on the common areas except by authorized persons for the purpose of inspection and maintenance of the common areas.
8. No noxious, offensive, dangerous or unsafe activity shall be carried on in the common areas.
9. All pets must be on a leash and in the presence of a responsible party. All pet waste must be picked up and disposed of properly.
10. No clearing of any vegetation or trees in the common areas shall be permitted without the prior written consent of the Board of Directors. Camping in the common areas shall be permitted only by prior written authorization of the Board of Directors.
11. No swimming shall be permitted in the any part of the common area.
12. No hunting shall be permitted in the common areas or in any part of the plan.

## ARTICLE III - Responsibility for Damage

Any damage caused by an owner, their family members or their guests shall render the owner liable for all costs associated with repair of such damage.