

KILDAIRE FARMS HOMEOWNERS ASSOCIATION, INC.
C/o HRW, inc.
1183 West Chatham Street
Cary, NC 27513
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USE OF COMMON AREAS, TRAILS, AND PLAYGROUNDS POLICY

The Kildaire Farms (KF) common areas, including the fields, trails, and playgrounds in Kildaire Farms are for the quiet and safe enjoyment of all of our residents. We own this property together and pay for its upkeep through our annual dues. We have some very significant assets that we all need to help keep in as good as condition as possible. Overall we have done a great job, but here are a few "do's and don'ts" as a reminder.

The following guidelines have been established in regards to all common areas:

Encouraged activities:

Walking, running, bicycling, walking pets on leash, playing, having fun.

Requested assistance:

Alerting the community manager of any violations of prohibited activities.

Recommending to the Parks and Greenway Committee any desirable improvements to the common areas.

Prohibited activities:

Trespassing through private property to gain access to common areas such as trails, fields, etc.

Operating or parking motorized vehicles on any common areas, except for wheelchairs or vehicles operated by entities with a legal right of access (KF maintenance contractor, Town of Cary, and public utilities companies). Any property owner needing temporary access to their property involving a motorized vehicle of any type, including landscape related implements such as bobcats and backhoes, on common areas must agree to bear the cost of repair of any damage that results and secure prior written approval from the community manager.

Littering of any type, including that from pets--please "bag" your pet's droppings!

Garden and grass clipping disposal or dumping materials of any type.

Allowing pets to be out of the direct control of their owners.

Use of or carrying firearms, including BB guns, slingshots, and other devices that involve projectiles.

Property destruction or unapproved removal or pruning of plants, greenway surfacing, mulch, soil, rocks, or man-made equipment such as playground equipment, trashcans, and other amenities. Occasionally our maintenance contractor, Parks and Greenway Committee-sanctioned volunteers, utility companies, and the like may engage in activities that result in changes to plants, trail surfaces, and other common property.

Loud music or other amplified sounds.

Off-site activities on private property that may cause erosion of common areas or trails or may interfere with the passage of individuals using KF trails.

Intentional encroachment of permanent structures or landscaping improvements (except as approved by KF Board of Directors) on common property.

Placement of play equipment (volleyball nets, etc.) or other personal items on common property for more than a few hours.

Parking vehicles on any common property other than in clearly marked parking areas. This includes parking on landscape islands in streets and cul-de-sacs. Any vehicles parked on common property or islands will be towed by either the Town of Cary (from islands in public streets) or the association (from common property or islands in private streets) after proper notice is given. The association will seek compensation for any damage caused by parking vehicles on common property or islands since the association maintains all common property and island landscaping.