

Silverlakes-Gateway HOA

Common Area Use Policy

Adopted May 18, 2011, revised 5/15/2013; revised 1/1/2021

Forward

The following Rules and Regulations have been adopted, will be administered by the HOA Board of Directors and may be changed at any time by the HOA Board of Directors. It is the Duty of all those using the common area to know these Rules and Regulations and to cooperate in the enforcement thereof. The Common Areas are owned by all of the Silverlakes-Gateway Homeowners who shall do their part to maintain a high level of orderliness and cleanliness.

Common Areas

Only the following Common Areas can be used under this policy.

- A. Clubhouse Exterior Property (Does not include the pool and deck)
- B. Lakeland Park (between 11282 and 11278 Lakeland Circle).
- C. Circle Park (between 11271 and 11283 Lakeland Circle).
- D. Silver Park (between 11146 and 11150 Lakeland Circle).

Rules & Regulations

- A. Only homeowners and authorized guests may use the common areas. The Common Area Use Agreement must be signed and approved by the Property Management Co.
- B. Users will conduct themselves in an orderly fashion, being respectful to the neighboring homeowners. Proper attire must be worn.
- C. The parks can only be used:
 - a. Monday through Saturday, 9 AM to sunset.
 - b. Sunday and Holidays, 11 AM to sunset.
- D. The homeowner signing the use agreement form shall be responsible for the children at all times and may have repairs to common area damages charged to their account.
- E. Under no circumstances may the common areas be used for a commercial or business activity.
- F. Parking and Restrooms: **There are no parking or restroom facilities upon or at the three parks. All Park users must use the Clubhouse facilities.**
- G. Household pets are permitted in the parks, only as a privilege, during the event. Pet owners shall immediately pick up after their animals and remove the waste from the common areas. Animals must be removed immediately upon request by the HOA, Property Manager or the HOA's Security Officer.
- H. The use of confetti, fireworks, noise makers or other "nuisance items" is not permitted. Music shall be kept at a volume so as to not become a nuisance. 'Inflatable toys', such as bounce houses, slides, climbing walls, etc. are prohibited.
- I. Users may bring tables, chairs, coolers, tents or other items common to picnics on the property. Everything brought on the common area by the users MUST be removed by sunset.

- J. All incidents of misuse of the common area should be promptly reported to the Property Management Company. Their contact information is posted at the clubhouse.
- K. Homeowners found using the common areas without permission may be fined by the Board of Director's for each occurrence.
- L. The Use of the common areas is by "first come, first served" method.
- M. The homeowner is required to present identification to the Property Management representative when submitting the agreement form.
- N. The homeowner will obtain a copy of the approved agreement and have it available, on person, at the event.

Common Area Use Agreement Form

- A. This form is required to be submitted to the management company for approval 48 hours prior to the date of use or if use is on Sunday or holidays, no later than the prior Wednesday by 4 PM. This will allow time for proper approvals and return to the requester. It is the requester's responsibility to obtain the approval and may require them to visit the offices of the Property Manager. (If Property Manager is not available for some reason during the times above, the homeowner must get the agreement signed by a member of the Board and give them the \$25 fee.)
- B. There is a non-refundable \$25 fee required for the use of the parks. This fee will be used to pay the HOA's Party Inspector for their services in walking and inspecting the grounds after the event is concluded. They are required to prepare and submit their inspection results to the Property Manager.
- C. The agreement form may be obtained from the Property Manager or downloaded from the HOA website.

Casual Use

Any of the common areas may be used by a homeowner for "casual use" without the need for a Common Area Agreement. Casual Use refers to short duration uses such as; using the Park Bench/ lawn chair for rest, reading or conversation, for walking or for using the shade tree. Casual Use means using the park for a maximum of one hour.