

Common Interest Ownership Areas

1. Access. Off-road walkways between home sites are open only to neighborhood residents and their guests. All open space, parks, and trails can also be enjoyed by neighborhood residents and their guests but only for the uses listed below for each tract. Media Center students (if developer successfully creates a neighborhood technology facility), clients of neighborhood home-based businesses and equestrians will be regarded as guests.

2. Ownership. Ownership of the open space, parks, and trails will be transferred to the Homeowners Association no later than at the time of the last lot sale (estimated to be within 48 months). The mortgages and liens that encumber the real property not subdivided by the developers must be paid before the final transfer. (Developers have an orderly plan in place to retire all encumbrances and debt through lot sales.)

3. Association Fees. The Homeowners Association will pay for liability insurance and park maintenance. Each lot owner will pay a pro rata share of these costs, which are estimated to be approximately \$360 a year (about \$30 a month). The developers will pay association fees related to any unsold lots.

Insurance. Recently passed legislation has eliminated the need for liability insurance for allowing guests to recreate on undeveloped land free of charge. Some liability insurance will still be needed and will be paid for with Association fees.

Trail and Park Maintenance. Gardens, parks, and trails are relatively inexpensive to maintain but some costs are inevitable and will be paid for with Association fees. Volunteer groups can be formed to reduce costs.

4. Tract Uses. (Some of these uses or restrictions may be subject to adjustment or change if they prove to be impractical or unnecessary.)

Tract	Uses
Tract "A" (Equestrian and Hiking Trails)	Horses and pedestrians only.
Tract "B" (Wildlife Corridor and Hiking Trails)	Dogs and pedestrians only.
Tract "C" (Equestrian)	Horses and pedestrians only.
Tract "D" (Hiking and Walking)	Pedestrians, Segways, and dogs on leash.
Tract "E" (Doggie Park)	Dogs, children, and adults.
Tract "F" (Not included in Subdivision)	Pedestrians, Segways, and dogs on leash.
Tract "G" (Drainage)	Dogs and pedestrians only.
Tract "H" (Not included in Subdivision)	Dogs, pedestrians, staff and students.
Tract "I" (Drainage)	Dogs, children, and adults.

5. Wildlife. A willingness to consider safety issues and to live in harmony with bears, moose, and other wild creatures is a requirement for residency at Stream Hill Park.