

DREAMLAND VILLA RETIREMENT COMMUNITY

Administrative Policy and Procedure

Subject: Nature Walk, Management Of
Initially Adopted: 12/14/1999
Amended: 10/25/04, 3/8/2011

I. Policy Statement:

The Dreamland Villa Retirement Community is the owner of and is involved in the management and care of the power easement property (between Colby and Decatur Streets) from Higley Road through the 6000 blocks of Colby and Decatur Streets (hereinafter the "Nature Walk"). To this end, the DVRC Board of Directors has adopted the following Rules and Regulations with the intent to maintain the Nature Walk in its most natural state as is reasonably possible while giving consideration to accessibility, health hazards, cost of maintenance, liability, the residents desire to protect the land from other usage and to permit use of the Nature Walk for the purpose of enjoying the vegetation and wildlife.

II. Procedures:

- A. No structures of any kind, including sheds or fences, are allowed on the Nature Walk.
- B. Landscaping is permitted on the Nature Walk provided such landscaping does not discourage or inhibit individuals from walking anywhere on the walk. Extending yards on to the Nature Walk by installing curbing, edging, and or fences, etc. is prohibited. Prior written approval must be secured from the DVRC before any landscaping on the Nature Walk will be permitted.
- C. All trees, shrubs, cacti, etc. planted on the Nature Walk shall be native or common to the area and shall be able to survive on their own with no care (drought resistant).
- D. Vegetation on the Nature Walk, with the exception of normal cleanup and maintenance, is not to be removed without prior written approval of the DVRC Board of Directors.
- E. All applicable governmental codes, rules, regulations, restrictions and easement conditions governing the use of the Nature Walk are to be followed and enforced.
- F. Individuals using the Nature Walk to walk their pets are responsible for cleaning up and disposing of any and all deposits left by the pets. All pets walked on the Nature Walk must be on a leash.
- G. The dumping of yard trash, building materials, etc. on the Nature Walk is strictly prohibited.
- H. Water run off systems from lots adjacent to the Nature Walk are to be constructed in such a manner so as not to cause erosion, a safety hazard or harm to foliage or wildlife habitats on the Nature Walk. Waste water runoff of any kind on to the Nature Walk is strictly prohibited.
- I. Parking of any vehicle, boat, trailer, RV, etc. on the Nature Walk is strictly prohibited.
- J. Only member vehicles or vehicles authorized by DVRC may be driven on the Nature Walk. For the purpose of this policy and procedure, the term member shall be additionally defined as an Owner who's Lot borders the Nature Walk.

- (a) The driving speed on the Nature Walk shall be "walking pace", defined as not to exceed three (3) miles per hour.
 - (b) Members desiring access for permitted storage of vehicles or trailers on their Lot will be required to pay a refundable key deposit of fifty (\$50.00) dollars. When the key is returned the deposit will be refunded no later than the next regularly scheduled check-writing day. Deposits for keys that are lost will be forfeited and a one hundred (\$100.00) dollar refundable deposit will be required before a replacement key is issued. Keys may not be duplicated or loaned to another individual or member. All members issued a key will be required to sign a key issuance agreement. Any member issued a key is required to return the key when their Lot is sold and/or ownership is transferred to another person(s) or entity.
 - (c) This rule applies to Residents who are Lot owners of record as of November 11, 2008. Subsequent Lot Owners will not be granted vehicle or trailer access to their Lot by way of the Nature Walk.
- K. The driving of any motorized vehicle on the Nature Walk, except as provided for in Section J, above, is strictly prohibited, however, electric carts, wheel chairs, bicycles and walkers, etc. are permitted provided they are operated/used in a safe and prudent manner.
- L. DVRC has the sole authority to place, at appropriate locations, signage informing users of the Nature Walk of some or all of these Rules and Regulations.
- M. DVRC is permitted to do whatever is necessary to maintain the appearance and functionality of the Nature Walk while giving special consideration to maintaining the natural foliage and habitat of and for wildlife.
- N. Violation of these rules and regulations will subject the offending/responsible resident(s) to all penalties/remedies available to the Dreamland Villa Retirement Community at law or in equity, including suspension of membership in the Dreamland Villa Retirement Community and pursuit of all monetary damages.