

## **COMMON PROPERTIES RULES**

All common properties are for the exclusive use of Village Farms residents, and only those guests who are accompanied by a Village Farms resident whose dues have been paid in full.

### **A. Clubhouse Rules**

1. Any resident homeowner whose annual assessment has been paid may reserve the clubhouse for any social function, or meeting, on a first-come-first-served basis. Reservations are also made for Village Farms community activities, and these reservations are also made for Village Farms community activities, and these reservations received priority.
2. Residents who are renting the clubhouse are to permit their parties to use only those facilities, which they are renting.
3. Common ground facilities volleyball courts, playsets and front parking lot are closed dusk to dawn. Tennis courts and back parking lot remain open until 11pm.
4. Local and state laws on gambling and alcoholic beverages must be obeyed and their observation is the responsibility of the renting homeowner. No commercial endeavors are permitted, and no admission may be charged. Private parties imply that the resident homeowner is truly the host and, therefore, assumes the host responsibility for all actions of those in attendance.
5. The fee for the rental of the Clubhouse or swimming pool is set periodically by The Village Farms, Inc. Board of Directors.
6. Reservations for the Clubhouse may be made through the Clubhouse Rental Agent.
7. At the time of reservation, a "RESIDENT CLUBHOUSE RENTAL ACKNOWLEDGMENT AND HOLD HARMLESS AGREEMENT" must be signed, and the reservation fee and security deposit paid.
8. Any property damage will be borne by the resident homeowner reserving the clubhouse.
9. It is suggested that no more than 100 persons be in attendance at a single event when only one floor is rented. When both floors are utilized, no more than 150 persons should be in attendance.
10. It is the responsibility of the reserving homeowner to see that the Clubhouse is secure before leaving the premises at the end of their use. i.e. close and lock all outside doors, set the heating and air conditioning for non-operational use, and turn off all lights except those over the ramp in the upstairs hallway. It is necessary to put tables and chairs away.
11. Each renting homeowner should tidy up the premises and put all tables and chairs away before leaving.  
These duties are:
  - A. Collect all disposable trash items (decorations, plates, napkins, glasses) and take them to the OUTSIDE trash container.
  - B. Remove all personal items used to bring in food, beverages, and dishes. Anything left at the time of cleaning will be thrown away.
  - C. Wipe up any spills and areas used for distribution of foodstuff.

12. The Village Farms clubhouse is a smoke-free facility. Smoking is allowed only outside the building. All smoking materials must be discarded in a smoking receptacle.
13. Any use of the clubhouse trashcans for personal use will be prosecuted.
14. Failure to conform to the rules and regulations may result in loss of use of the facilities or a reduction in the refunded security deposit.
15. The throwing of rice, birdseed, or confetti is not permitted inside the clubhouse. It will automatically result in an additional cleaning fee.

## **B. Lake Rules**

**ATTENTION:** We hereby communicate that Village Farms Inc., assumes no responsibility for any situation occurring as a result of persons swimming, playing, or otherwise being in or on the lakes.

1. The lakes on both sides of Greyhound Pass and East of Adios Pass (Upper, Middle, and Lower Lakes) are limited to the resident homeowners of Village Farms and their accompanied guests.
2. Only four (4) guests per family are allowed to use the lake at a time.
3. All residents should assist in policing the use and condition of the lakes. This is the only way we can effectively maintain the lakes for our use.
4. Boat size and type are restricted to small boats without gasoline engines. Electric trolling motors are permitted.
5. Lakefront owners are permitted docks. These should be of wood or similar construction and may be of an "I", "L" or "T" configuration. No segment should extend more than five (5) feet out into the water.
6. No permanently anchored floats are permitted.
7. Swimming is not recommended in the lakes. Lifeguards are not provided.
8. It is recommended that ice skating, ice fishing, or other presence on the ice when formed on the lake not be conducted. The lakes generally do not freeze to the thickness needed to support the weight of any activity.
9. The spillway area is dangerous and is off-limits.
10. No unbecoming conduct will be tolerated. This includes fighting, rock-throwing, vulgar action, profane language, or other activity which might disturb any member of the community.
11. Lake curfew has been set at 9:00 pm to eliminate loud and disturbing noises.
12. No fires are permitted on any common grounds.
13. No cars are allowed on common ground areas.
14. Please do not litter on any common grounds. Do not throw bottles, cans, or pull tabs in the lakes, as this could be a safety hazard.
15. Disturbing wildlife is strictly prohibited. Except for the removal of nuisance pests (e.g. Muskrats, Canada Geese). Removal of nuisance pests must be done by State Law.
16. No hunting on any of the Common Grounds.
17. Please do not feed the ducks or geese.
18. FISHING

- a. Only property owners and accompanied guests may fish in the lake.
- b. Access to the lake is to be gained only through the land designated as common grounds unless you have received specific permission from the homeowner
- c. Although Indiana State fishing licenses are not required when fishing in the neighborhood lakes, ALL Indiana State fishing laws are to be observed at all times.
- d. Fishing is CATCH AND RELEASE ONLY.
- e. It is recommended that only barbless hooks are used.
- f. Holes for ice fishing should be marked for the safety of ice skaters and others.
- g. All use of minnows as bait is strictly forbidden

### **C. Boat Owners**

1. You may launch your boats in the water off the common property. Sailboats have priority over canoes and rowboats.

### **D. Tennis Rules**

1. Use the Sign-up sheet located in the mailbox to reserve the tennis courts.
2. Limit one (1) hour of singles play and two (2) hours of doubles play.
3. Regulation tennis shoes only. No jogging, running, or street shoes are allowed at any time. Absolutely no skates, roller blades, bikes, or riding toys.
4. Children under 16 years of age are to relinquish use of the courts to adults if requested to do so after 5:00 pm on weekdays & anytime on weekends and holidays.
5. These courts are to be used for TENNIS AND PICKLEBALL ONLY!
6. Residents, please help enforce these rules.

### **E. Village Farms Pool Rules And Regulations.**

The following Rules and Regulations have been instituted by the Village Farms Board of Directors.

### **Pool Regulations**

Village Farms Pool Telephone Number: (317) 816-0730

Village Farms Office (317)-816-7010

1. To use the pool: YOU MUST LIVE IN VILLAGE FARMS AND BE CURRENT WITH YOUR HOMEOWNERS ASSOCIATION DUES.
2. Each Village Farms resident will receive 16 guest passes which are located on the top of your resident pool card.
3. After the 16 visits have been used, the guest pass becomes invalid and the Guest Fee of \$2.00 per swimmer per visit will be imposed and collected by the lifeguard on duty at the pool gate.

4. All residents must be signed in at the time of entering the pool. There is a limit of four (4) guests per household per visit to the pool. Under special conditions, the Pool Chairman may authorize additional guests.
5. Usual pool hours will be as follows:

Sunday:	11 am – 8:30 pm
Monday:	11 am – 8:30 pm
Tuesday:	11 am – 8:30 pm
Wednesday:	11 am – 10:00 pm
Thursday:	11 am – 8:30 pm
Friday:	11 am – 9:00 pm
Saturday:	10 am – 9:00 pm
6. The pool will be closed for 1 hour after lightning and 30 minutes for thunder. If it is forecasted to continue throughout the day the head lifeguard will close for the remainder of the day. The health department requires that the guards will clear the facility of patrons for a lightning closure.
7. These hours may be changed at the discretion of the pool manager due to weather conditions.
8. All children and adults are required to sign in when arriving at the pool. These signatures will be cross-referenced to the PAID membership card file at the pool. Those without a PAID card on file will be denied admittance to the pool until the membership dues have been paid up to and including the current year. This will be strictly enforced.
9. Restrooms and showers are available, but no locker facilities are provided.
10. The lifeguards are responsible for adherence to pool rules and, above all, the SAFETY of all of those in the pool area. The lifeguards have the responsibility, and the authority, to temporarily suspend the privilege of use of the pool and pool area to anyone, who in their judgment, is jeopardizing the SAFETY of themselves or others or refuses to adhere to the pool rules.
11. Showers must be taken before entering the pool by State Law.
12. NO glass containers, sharp objects, or pets are allowed in the pool area.
13. No oversized floatation toys, tubes, etc. FLOTATION DEVICES WILL BE LIMITED EXCLUSIVELY TO RINGS AND NOODLES (at the discretion of lifeguards. No other flotation devices will be allowed in the pool area, without permission of the lifeguards).
14. No one is allowed in the pool unless wearing a swimsuit. Street clothes and tennis attire are not allowed in the pool. The area around the pool may be used for non-swimmers in sun attire.
15. Running, rough play, spitting, or spouting water is prohibited.
16. NO ONE UNDER 12 YEARS OF AGE IS PERMITTED IN THE POOL AREA WITHOUT A PARENT OR GUARDIAN\*. Parents if your child cannot swim on their own, you must be in the water with them. The lifeguards have the right to ask you to remove your child from the pool if you will not adhere to this rule. This is for your child's safety!!
17. Only children 5 years old and younger are permitted in the baby (wading) pool. All children in the baby pool are the responsibility of their parents or guardian (\*). Because of potential damage to our filter system, babies, including those

- wearing disposable diapers, must wear swim diapers, rubber pants, and a bathing suit. This must be done in both the baby pool and the large pool. And the large pool.
18. The clubhouse is not open to swimmers unless rented by swimmers.
  19. No person having infectious diseases, open sores, bandages, or recent vaccinations will be allowed in the pool.
  20. Pool furniture is not to be taken from the pool. Area nor moved to the edge of the pool. This furniture is for lounging only.
  21. There will be a 15-minute safety break each hour. Adults and children age 5 and younger, in the direct care of a parent or guardian are allowed in the pool during safety breaks. At least one lifeguard will be on deck at all times.
  22. Park in the lot adjacent to the pool. Or the lot by the tennis courts if there is available space.
  23. Bicycles, strollers, and wagons must be parked in the bike racks, and must not block the entrance to the pool, walkways, or driveway. Bikes are not allowed to be parked on the pavement near the Snack Shack.
  24. Use of radios or other music-producing devices is not allowed unless used with headphones.
  25. No food or beverage within one foot of the edge of the pool.
  26. No smoking or vaping within the fenced-in area.

\*A Guardian is an Adult or other person (sitter) over the age of 15 years. This person must inform the lifeguard he/she is responsible for the younger children.

## **F. Horse Barn & Pastures**

1. The barns and pasture areas are NOT common grounds for the homeowners. Residents should only be on these premises if they board a horse or are accompanied by a person boarding a horse, or taking riding lessons.

## **G. Basketball Courts**

1. The basketball courts are not for competitive use unless the event is organized by the Social Committee Chairperson.
2. The courts are for the exclusive use of Village Farms residents and only those guests who are accompanied by a Village Farms resident whose dues are paid in full.
3. Adult residents of Village Farms will receive priority over children when using the basketball courts.
4. Half-court play is required when the number of eligible players dictates.
5. Dunking is not permitted
6. Grabbing of the rim or net is not permitted.

## **H. Volleyball Court**

1. The volleyball courts are not for competitive use unless the event is organized by the Social Committee Chairperson.
2. The courts are for the exclusive use of Village Farms residents and only those guests who are accompanied by Village Farms residents whose dues are paid in full.
3. Adult residents of Village Farms will receive priority over children when using the volleyball courts.
4. Grabbing or hanging from the net is not permitted.
5. Do not remove sand from the volleyball court for any reason.