

**OLNEY OAKS SINGLE FAMILY
HOMEOWNERS ASSOCIATION, INC.
P.O. Box 293, Olney, MD 20830**

**RULE NO. 2006: 5
RULES FOR THE AMENITIES AREA**

WHEREAS, Article IX, paragraph (e) of the Declaration of Covenants and Restrictions of the Olney Oaks Single Family Homeowners Association, Inc. (hereinafter the "Association") dated July 24, 1985 and recorded on August 2, 1985 in Liber 6813 at Folio 011, (hereinafter the "Declaration") states that the Board of Directors may adopt reasonable rules and regulations regarding use of the common areas located within the Association including the establishment of a schedule of fines for violation of the provisions of this Declaration or Rules and Regulations adopted by the Board, said fines to be enforced the same as delinquent assessments as provided for in Article VII of the Declaration as recorded in Liber 6813 at Folios 008 and 009; and

WHEREAS, in furtherance of these provisions of the Declaration, the Board of Directors for the Association is desirous of adopting a rule imposing reasonable restrictions on the use of the common areas located with the Association.

WHEREAS, this rule repeals and replaces a similar rule dated December 21, 1988.

NOW, THEREFORE, the Board of Directors for the Association hereby adopts the following rules:

1. The amenities area near Danube Lane that includes the pavilion is for the use of the members and guests of the Olney Oaks Single Family Homeowners Association and the Olney Oaks Townhouse Association and their guests. Olney Oaks Townhouse Association members and their guests may use the pavilion and amenities area subject to the same privileges and restrictions of the members of the Olney Oaks Single Family Homeowners Association as long as a reciprocal facility use agreement remains in effect between the Olney Oaks Single Family Homeowners Association and the Olney Oaks Townhouse Association. Guests may only use the facilities and grounds of the amenities area when the Association member who invited them is physically present with those guests in the amenities area. Guests whose member sponsor is not present will be asked to leave. Those who do not leave will be treated as trespassers. "Members" hereafter will refer to a member of either association, as well as to renters of member properties. "HOA" hereafter will refer specifically to the Olney Oaks Single Family Homeowners Association.
2. The amenities area shall be open for use during the hours of 7:00 a.m. through sunset. Any use outside of these established hours will not be condoned.
3. Requests for exclusive use of the amenities area for a specific time period by members for picnics, family gatherings, etc. shall be forwarded to the Recreation Chairperson or any member of the Board of Directors no less than seven days prior to the event.

4. A \$50.00 cash deposit is required to reserve the amenities area. This amount will be returned if the amenities area is left clean and undamaged.
5. Members utilizing the amenities area will be held accountable for the actions of their invited guests.
6. Members who utilize the area will be held responsible for cleaning the area and removing all trash and litter resulting from the use of the area.
7. The drinking of alcoholic beverages will be allowed as permitted by County and State laws governing consumption on privately owned property. However, the HOA expects that such indulgence will be tempered with common sense. No marked alcoholic beverage containers will be permitted in plain view unsecured by an adult.
8. All glass containers are prohibited in the amenities area.
9. The possession or use of firearms, fireworks, explosive materials, paintball guns, BB guns, CO2 target equipment, bow and arrows, sling shots, and any form of darts is prohibited.
10. The burning of any material outside of the designated barbeque pits is strictly prohibited. In addition, any cooking or burning of material in the designated pits is allowed only under the supervision of an adult member. Only charcoal and lighter fluid may be used in the barbeque pits. The use of portable grills and open fires are specifically prohibited. The use of gasoline or any other material except charcoal lighter fluid is also specifically prohibited.
11. No animals will be allowed in the amenities area unless leashed and supervised by an adult. It is the responsibility of the adult to clean up after the animal and to remove the waste from the area.
12. The use of electrical or petroleum powered tools or implements shall be prohibited without compliance with County Codes and the prior approval of the Recreation Chairperson.
13. No motorized vehicles will be allowed in the amenities area except for maintenance and emergency vehicles or motorized wheelchairs and similar electrical vehicles for people with disabilities.
14. Any property belonging to the HOA which is moved from a specific area to accommodate member's use shall be returned to its original location.
15. The removal or defacing of any property in the amenities area is not allowed and could result in criminal prosecution as well as civil penalties.
16. Damage to any of the common property in the amenities area by a member or a guest will be repaired at the expense of the violator.
17. Any person who is found using the amenities area who is not a member or an invited guest can be considered a trespasser. If necessary, the matter will be remanded to the proper local authority.
18. Reports of injuries or violations shall be directed to the Recreation Chairperson or any member of the HOA Board of Directors as soon as possible, preferably within 24 hours.
19. Any unauthorized use of the amenities area by members will result in the suspension of privileges pending a review of the incident by the HOA Board of Directors.
20. All violations reported to the HOA Board of Directors shall be investigated, reviewed, and decided by the Board in a timely manner.

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IN WITNESS WHEREOF, the undersigned has executed this Rule this 15th day of
June, 2006.

This is to certify that a meeting of the Board of Directors for the Olney Oaks Single Family Homeowners Association was duly called on 15 June, 2006, and a majority of the Board voted in favor of this Rule.

By:



John Flynn, President, Olney Oaks SFHOA



Barbara Falcigno, Vice President,
Olney Oaks SFHOA