

The Plainville Camp Grounds Association, Inc.

Common Area Guidelines

Approved by the Board of Directors July 9, 2018

Date: July 9, 2018

Purpose

The purpose of the Plainville Camp Grounds Association *Common Area Guidelines* is to provide a frame of reference on the use, maintenance, and restrictions of all Association Common Area. These guidelines are intended to ensure the continuing safety and beauty of our campground.

Cottage Ownership

Resident members occupy their privately-owned cottages situated on land leased from the Plainville Camp Grounds Association. A lease provides the cottage owner only the right to occupy and use the ground on which their cottage and approved exterior structures (e.g., deck, porch, shed, patio, stairs) stand. Parking spaces (two cars per cottage) are not necessarily next to the owner's cottage or near the cottage.

Common Area

All Campground land with the exception of land directly beneath a cottage or Association- owned structure. All Association-owned area consisting of open space/unoccupied ground is available for common use by all cottage owners as defined by the *Common Area Guidelines*.

Common Area Maintenance

The Association is responsible for providing Common Area maintenance services such as:

- Lawn mowing and weed whacking (inside circle, grass field, Camp Street, etc.);
- Tree maintenance (planting, trimming, tree and stump removal);
- Planting and trimming flowers/plants;
- Termite inspection and pest spraying;
- Snow removal (all roads).

Individual cottage owners are responsible for lawn mowing, weed whacking, and general upkeep around their cottage perimeter.

Common Area Usage Categories & Guidelines

- A. Continuous Use - Association common area that is utilized for continuous campground vehicle & pedestrian travel (e.g., Roads, Entrances/Exits, Auditorium Entry/Exit, Mailboxes, Bulletin Board)
 - This area must remain free of parked vehicles at all times for safety and emergency vehicle access
- B. Frequent Use - Association common area that is frequently utilized for Campground-wide functions and business (e.g., Grass Field, Garden, Chapel/Dining Hall/Stone House perimeter, Recycle Bins, Laundry Room parking)
 - Grass Field area may be used for overnight vehicle parking for cottage owners and their guests
 - Garden, Chapel, Dining Hall and Stone House perimeter areas may be used for short- term parking
 - Dining Hall parking area may be used for winter vehicle storage with prior approval
- C. Occasional Use - Association common area that is utilized for Campground and/or personal business

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(e.g., Bristol Avenue & Circle Lawn Tag Sale, Car Shows, Auditorium/DH Rentals)

- This area usage must be managed by function committee chairs ensuring campground safety

D. Personal Use - Association common area over which a cottage owner may exercise a measure of discretion and control (e.g., Cottage Perimeter, Garage Perimeter)

- Cottage owners must use the perimeter area bordering their cottage in the spirit of the campground; adhering to beauty, safety & pedestrian access while considering the needs of their immediate neighbors
- Cottage owners may display, decorate, plant, and utilize the common area adjoining their structure under the following rules;
 - Where available, perimeter area usage extending 10 feet on all sides of cottage
 - In situations where the distance between a cottage perimeter and the nearest neighbor's cottage perimeter is less than 20 feet, both cottage owners may utilize $\frac{1}{2}$ of the total measured distance after allowing for safety access

E. Unused - Association common area currently unused (e.g., Children's Playground, North Woods, Boundaries)

- Without Board approval, this area must remain unused