

**HILL FARM HOMEOWNERS ASSOCIATION,
an Arizona non-profit corporation**

**A RESOLUTION OF THE BOARD OF DIRECTORS
Re: USE OF COMMON AREAS**

At a meeting of the Board of Directors of Hill Farm Homeowners Association (the Association"), an Arizona non-profit corporation, duly called and held on the 19th day of Septembber, 2022, a quorum being present and voting, the following policy was adopted.

1. Common areas include the streets, parking areas, the lake, the entire area around the lake including the dock, grass, pathway and access points, the farmhouse and the surrounding area, the play lot, and the pool and spa area.
2. Common areas are private, with no trespassing allowed.
3. The CC&Rs allow the right of access to and use of common areas by all Hill Farm homeowners. This policy extends that right to members of a homeowner's household, tenants, and to guests of homeowners and tenants including houseguests, house sitters, and guests who are staying in the farmhouse bedrooms.
4. Except as shown in paragraphs 7 thru 9 below, no right of access to common areas is granted to any other person unless they are accompanied by a Hill Farm resident as listed in paragraph 3.
5. No Hill Farm resident may grant permission for unaccompanied third parties to use any common area, except those listed in Para. 3.
6. No vehicular parking is allowed except by those listed in Para. 3, and by any contractor or business working for, or delivering or picking up from, any property within Hill Farm.
7. This policy grants an easement for pedestrians and bicyclists to access the streets, including access to and from Bosque Creek, and to the gate leading to and from the Rillito River path
8. Bosque Creek residents have a deeded easement for vehicular access on Willow Creek Drive from Fort Lowell Road to Woodspring Drive.
9. Renters of the farmhouse may use common areas in accordance with their rental agreement.
10. The restrooms at the pool area may be used by contractors hired by Hill Farm HOA but not by contractors hired by residents.
11. Homeowners are entirely responsible for the conduct of their guests and their compliance with the CC&Rs and all policies.
12. The items listed below pertain to the use of the lake in Hill Farm's common area:
 - a. No fishing of any type is allowed in the lake. The lake is stocked with specially bred sterile carp as a means of algae control; catching or injuring them defeats this purpose.
 - b. The following activities also are not allowed on or around the lake:
 - i. Riding of skateboards, scooters, rollerblades or similar narrow wheel device
 - ii. Bike riding on lake path or grass areas
 - iii. Swimming in the lake
 - iv. Motor powered boats with people in the boats
 - v. Wedding or group photos around the lake, farmhouse or common area unless Board approves, or the group being photographed includes an owner or tenant and guests.
 - c. The following activities are allowed on or around the lake:
 - i. Canoes, Kayaks, standing wakeboards
 - ii. Residents' family/friends' gatherings
 - iii. Dog walking (leashes must be used)
 - iv. Radio controlled boats:
 1. No more than 36 in. in length
 2. Operator must be a resident or guest of a resident.
 3. Operator must be mindful of and avoid scaring or hurting ducks, geese and other waterfowl
 - d. No fish, fowl or other wildlife can be added to the lake or common area except by Association Representatives.
13. This policy supersedes document #10-16 and Resolutions #14-05 and #21-03

DATED this 19th day of September, 2022.

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Suzanne H. Jacoby

President