

Common Elements Policy

The common elements are all the areas owned by the Association and enjoyed by all owners and residents of Muirfield Village. The Association appreciates your commitment to do your part in keeping the common elements clean, safe and pleasant for all Residents. Listed below are some of the areas with rules specific to them.

PONDS & LAKES

The Muirfield Village lakes were built to assist with storm water overflow and prevent flooding which makes them retention basins. Water levels constantly fluctuate through the year. Residents are encouraged to enjoy the beauty and ambience they provide, however, their use is limited.

- Residents and their guests may fish in the Association-owned lakes. Remember to take home all fishing supplies and refuse when leaving the lakes.
- Many of the lakes are surrounded by homes. Use common courtesy and refrain from loitering in these areas out of respect for the privacy of fellow owners.
- The lakes within the golf clubs that are private property are not for Muirfield residents' use. Golf club management has reported that trespassers will be prosecuted.
- Entering any Muirfield lake is prohibited including, but not limited to swimming, boating and ice skating.

PATHWAYS

Muirfield Association-owned paths provide access to most neighborhoods within the village, meandering through some beautiful areas. The paths are good-weather paths, meaning there is no snow or ice removal; use at your own risk. Residents must be mindful of conditions when using the paths and dress their children accordingly. Following 'share the trail' etiquette helps ensure the paths are fun and safe for everyone.

- Be respectful. All path users, including bicyclists, joggers, walkers, wheelchairs, strollers, skateboarders, bladders and skaters, should be respectful of other pathway users regardless of the mode of travel, speed or skill level.
- Stay on the right side of the path, except when passing others.
- Slower moving traffic has the right-of-way. When you come upon another path user, let the slower moving person proceed first.
- Use an audible warning to alert those ahead. When passing someone on the left ring a bike bell or call out to them "passing on your left" so that they know you are coming around them.
- Read and obey all path and road signs; they're there for your safety!
- Do not litter. Help keep our paths beautiful by putting debris in its proper place.
- Control dogs. Be respectful of others by cleaning up after your dog.
- Use safe speeds. Keep your speed down and be in control at all times.
- Do not block the path. Move to the side of the trail if you are stopping, leaving room for others to get by.

- Motorized vehicles are prohibited with the exception of those permitted by law (such as wheel chairs).
- The cart paths within the golf courses are private property and residents may not trespass. Violators will be prosecuted.

RECREATIONAL FACILITIES

TENNIS COURTS AT GLICK RD & HOLBROOK RECREATION COMPLEX

- Each facility will allow one net to remain in place through the cooler months for the occasional pleasant days.
- Wind screens are removed in the fall after the tennis season is over.
- Tennis court lights will turn off automatically at 10:00 p.m. out of respect for and as a courtesy to those residents living nearby.
- Residents may turn on court lights if it is getting too dark to play prior to 10:00 p.m. Follow posted lighting instructions.
- Once the lights shut off automatically, they may not be turned back on.

SWIMMING POOLS – Use in accordance with all state laws and posted rules.

OTHER COMMON AREAS

- Gazebo, bridges, courts - Most of these areas within Muirfield Village have an intended use and should function for that purpose in a safe and respectful manner.
- Parking lots - When not functioning as intended for use, empty parking lots may be used recreationally if used safely and respectfully. Permitted activities may include bicycling, walking, skateboarding, various ball games or sports.
- All illegal activity is prohibited.

REVOCACTION

Delinquent Fees - Any property owner, family members and/or residents living at the Muirfield property will lose their privileges for using the common elements including the pools, tennis courts, paths, and other Muirfield Association amenities until the total delinquent assessment, late fees, and associated legal charges have been paid in full.

Deed Enforcement - Any property owner, family members and/or residents living in Muirfield Village will lose their privileges for using the pools, tennis courts, paths, common areas and other Muirfield Association amenities until all deed violations are cleared and all associated enforcement fees have been paid.