

Muirfield Association, Inc.

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 participate in keeping the common elements clean, safe and pleasant for all residents. Listed below are some of the areas with rules specific to them.

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 in good standing and their guests may fish in the Association-owned lakes. Remember to take 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 are private property; non-members may not trespass on this property. Golf club management has warned that trespassers will be prosecuted
- Entering any Muirfield lake is prohibited including, but not limited to swimming, boating, skating and walking on frozen surface

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 weather conditions when using the paths. 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, roller bladers 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 approaching someone on the path, allow the slower moving person to 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 someone is coming around them
- Read and obey all path and road signs
- Do not litter; put trash/pet waste bags in a proper receptacle
- Keep pets under control; leash dogs and clean after them
- Use safe speeds; be in control of equipment at all times
- Do not block the path; move to the right side of the trail if stopping to allow room for others to get by

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- Motorized vehicles are prohibited with the exception of those permitted by law - such as wheelchairs and utility vehicles used by the Association
- The cart paths within the golf courses are private property and residents may not trespass; violators will be prosecuted

Recreational Facilities

Tennis Courts

- 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 pm as a courtesy to nearby residents
- Tennis court lights are turned on by following the lighting instructions posted on the pool building
- Once the lights shut off automatically, they may not be turned back on until the next day

Swimming Pools

- Use in accordance with all state laws and rules posted at each facility

Other Common Areas

Gazebo, Bridges, Reserve Areas, Parking Lots

- Most of these areas within Muirfield Village have an intended use and should function for that purpose in a safe and respectful manner
- Rollerblading and skateboarding is prohibited within the gazebo or on the gazebo and pool stairs
- When not functioning as intended use, empty parking lots may be used recreationally if used safely and respectfully. The Association is not responsible for any damages, injuries, thefts or other actions resulting from recreational use
- All illegal activity is prohibited

Revocation

Delinquent Fees - Any property owner, family members and/or residents living at a Muirfield property will lose 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 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.