

COMMON PROPERTIES RULES

All common properties are for the exclusive use of Village Farms residents, and only those guests who are accompanied by a Village Farms resident whose dues have been paid in full.

A. Clubhouse Rules

1. Any resident homeowner whose annual assessment has been paid may reserve the clubhouse for any social function, or meeting, on a first-come-first-served basis. Reservations are also made for Village Farms community activities, and these reservations receive priority.
2. Residents who are renting the clubhouse are to permit their parties to use only those facilities, which they are renting.
3. Common ground facilities; volleyball court, playsets, and the front parking lot are closed from dusk to dawn. Tennis courts and back parking lot remain open until 11 pm.
4. Local and state laws on gambling and alcoholic beverages must be obeyed and their observation is the responsibility of the renting homeowner. No commercial endeavors are permitted, and no admission may be charged. Private parties imply that the resident homeowner is truly the host and, therefore, assumes the host responsibility for all actions of those in attendance.
5. The fee for the rental of the Clubhouse or swimming pool is set periodically by The Village Farms, Inc. Board of Directors.
6. Reservations for the Clubhouse may be made through the Clubhouse Rental Agent.
7. Vendors hired for services, such as gaming trailers, entertainers, caterers, etc. will be required to provide a Certificate of Insurance naming Village Farms as an “also insured”. COI shall be provided at time of signing the rental contract.
8. At the time of reservation, a “RESIDENT CLUBHOUSE RENTAL ACKNOWLEDGMENT AND HOLD HARMLESS AGREEMENT” must be signed, the reservation fee and security deposit paid, and COI provided.
9. Any repair or replacement costs to fix property damage will be borne by the resident homeowner reserving the clubhouse.
10. The Westfield Fire Department Maximum Occupancy - Not to Exceed 87 Persons with tables/chairs and 188 Persons with chairs only (upstairs) 76 Persons with tables/chairs, and 163 Persons with chairs only (lower level).
11. It is the responsibility of the reserving homeowner to see that the Clubhouse is secure before leaving the premises at the end of their use. i.e. close and lock all outside doors, set the heating and air conditioning for non-operational use, and turn off all lights except those over the ramp in the upstairs hallway. It is necessary to put tables and chairs away.
12. Each renting homeowner should tidy up the premises and put all tables and chairs away before leaving.
These duties are:
 - A. Collect all disposable trash items (decorations, plates, napkins, glasses) and take them to the OUTSIDE trash container.
 - B. Remove all personal items used to bring in food, beverages, and dishes. Anything left at the time of cleaning will be thrown away.
 - C. Wipe up any spills and areas used for distribution of foodstuff.

13. The Village Farms clubhouse is a smoke-free facility. Smoking is allowed only outside the building. All smoking materials must be discarded in a smoking receptacle.
14. Any use of the clubhouse trashcans for personal use will be prosecuted.
15. Failure to conform to the rules and regulations may result in loss of use of the facilities or a reduction in the refunded security deposit.
16. The throwing of rice, birdseed, or confetti is not permitted inside the clubhouse. It will automatically result in an additional cleaning fee.

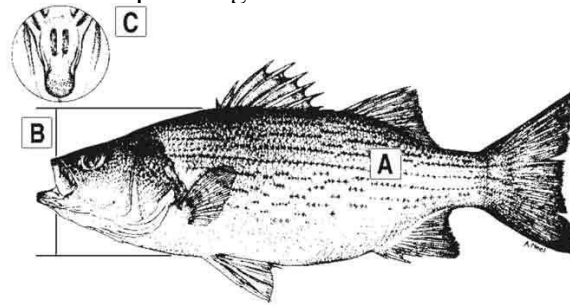
B. Lake Rules

ATTENTION: We hereby communicate that Village Farms Inc. assumes no responsibility for any situation occurring as a result of persons swimming, playing, or otherwise being in or on the lakes.

1. The lakes on both sides of Greyhound Pass and East of Adios Pass (Lower, Middle, and Upper Lakes) are limited to the resident homeowners of Village Farms and their accompanied guests.
2. Only four (4) guests per resident family are allowed to use the lake at a time.
3. All residents should assist in policing the use and condition of the lakes. This is the only way we can effectively maintain the lakes for our use.
4. Boat size and type are restricted to small boats without gasoline engines. Electric trolling motors are permitted.
5. Lakefront owners are permitted docks. These should be of wood or similar construction and may be of an "I", "L" or "T" configuration. No segment should extend more than five (5) feet out into the water.
6. No permanently anchored floats are permitted.
7. Swimming is not recommended in the lakes. Lifeguards are not provided.
8. Walking or wading in the lakes in front of residents' properties is prohibited.
9. It is recommended that ice skating, ice fishing, or other presence on the ice when formed on the lake not be conducted. The lakes generally do not freeze to the thickness needed to support the weight of any activity.
10. The spillway area is dangerous and is off-limits.
11. No unbecoming conduct will be tolerated. This includes fighting, rock-throwing, vulgar action, profane language, or other activities which might disturb any member of the community.
12. Lake curfew has been set at 9:00 pm to eliminate loud and disturbing noises.
13. No fires are permitted on any common grounds.
14. No cars are allowed to be driven or parked on grass in common ground areas.
15. The boat launch on the Upper lake near the clubhouse is for authorized Lake Maintenance personnel use and for manual launching of watercraft. No resident vehicles shall be driven over the curb, across grass, and backed up to the launch.
16. Please do not litter on any common grounds. Do not throw bottles, cans, or pull tabs in the lakes, as this could be a safety hazard.
17. Disturbing wildlife is strictly prohibited. Except for the removal of nuisance pests (e.g. Muskrats, Canada Geese). Removal of nuisance pests must be done by State Law.
18. No hunting on any of the Common Grounds.
19. Please do not feed the ducks or geese.

C. FISHING

1. Only property owners and accompanied guests may fish in the lake.
2. Access to the lake is to be gained only through the land designated as common grounds unless you have received specific permission from the homeowner.
3. It is strictly prohibited to fish from within the lake. No walking into or wading into the lake is allowed. Fishing from the lake must be done from a watercraft. Walking in shallow water near the shore can be extremely detrimental to nesting and bedding grounds some fish in the lake use for reproduction.
4. Indiana State fishing licenses are not required when fishing in the neighborhood lakes. All Indiana State fishing laws regarding the control of invasive species are to be followed.
5. Holes for ice fishing should be marked for the safety of ice skaters and others.
6. All use of minnows as bait is strictly forbidden.
7. Hybrid Striped Bass (Wipers) shall be released when caught. All other species of fish may be kept. Wipers can be identified by their silver body and broken horizontal stripes. They have two tooth patches on the tongue. An illustration to aid in identification is provided below. The wipers present in the Village Farms lakes can also be identified by their large size. These hybrid fish are sterile, do not reproduce, and none have been stocked for many years, therefore the specimens present in the lakes are quite large.



D. Boat Owners

1. You may launch your boats into the water off the common property. Sailboats have priority over canoes, kayaks, rowboats, electric boats, and all other vessels.

E. Tennis and Pickleball Rules

1. To sign up for court time please go to: thevillagefarms.com/amenities/tennis
2. Courts are for Village Farms residents only. Guests must be accompanied by a Village Farms resident/homeowner.
3. The courts are for Tennis/Pickleball use only. No other use is permitted at any time.
4. No Dogs, rollerblades, bikes, skateboards, or riding toys are permitted on the courts.
5. Regulation tennis shoes only. No dark soles or heels are permitted.
6. Residents playing without a reservation shall yield the court to residents with reservations.
7. Lights will shut off at 11 PM. Courts are closed from 11 PM until sunrise.
8. Residents, please help enforce these rules.

E. Village Farms Pool Rules And Regulations.

The following Rules and Regulations have been instituted by the Village Farms Board of Directors.

F. Pool Regulations

Village Farms Office/Pool (317)-816-7010

1. To use the pool: YOU MUST LIVE IN VILLAGE FARMS AND BE CURRENT WITH YOUR HOMEOWNER'S ASSOCIATION DUES.
2. Each Village Farms resident will receive 16 guest passes which are located on the top of your resident pool card.
3. After the 16 visits have been used, the guest pass becomes invalid and the Guest Fee of \$2.00 per swimmer per visit will be imposed and collected by the lifeguard on duty at the pool gate.
4. All residents must be signed in at the time of entering the pool. There is a limit of four (4) guests per household per visit to the pool. Under special conditions, the Pool Chairman may authorize additional guests.
5. Usual pool hours will be as follows:
Sunday: 11 am – 8:30 pm
Monday: 11 am – 8:30 pm
Tuesday: 11 am – 8:30 pm
Wednesday: 11 am – 10:00 pm
Thursday: 11 am – 8:30 pm
Friday: 11 am – 9:00 pm
Saturday: 10 am – 9:00 pm
6. The pool will be closed for 1 hour after lightning and 30 minutes for thunder. If forecasted to continue throughout the day, the head lifeguard will close for the rest of the day. The health department requires that the guards clear the facility of patrons for a lightning closure.
7. These hours may be changed at the discretion of the pool manager due to weather conditions.
8. All children and adults are required to sign in when arriving at the pool. These signatures will be cross-referenced to the PAID membership card file at the pool. Those without a PAID card on file will be denied admittance to the pool until the membership dues have been paid up to and including the current year. This will be strictly enforced.
9. Restrooms and showers are available, but no locker facilities are provided.
10. The lifeguards are responsible for adherence to pool rules and, above all, the SAFETY of all of those in the pool area. The lifeguards have the responsibility, and the authority, to temporarily suspend the privilege of use of the pool and pool area to anyone, who in their judgment, is jeopardizing the SAFETY of themselves or others or refuses to adhere to the pool rules.
11. Showers must be taken before entering the pool by State Law.
12. NO glass containers, sharp objects, or pets are allowed in the pool area.
13. No oversized floatation toys, tubes, etc. FLOTATION DEVICES WILL BE LIMITED EXCLUSIVELY TO RINGS AND NOODLES (at the discretion of

- lifeguards. No other flotation devices will be allowed in the pool area without the permission of the lifeguards).
14. No one is allowed in the pool unless they are wearing a swimsuit. Street clothes and tennis attire are not allowed in the pool. The area around the pool may be used for non-swimmers in sun attire.
 15. Running, rough play, spitting, or spouting water is prohibited.
 16. **NO ONE UNDER 12 YEARS OF AGE IS PERMITTED IN THE POOL AREA WITHOUT A PARENT OR GUARDIAN***. Parents, if your child cannot swim on their own, you must be in the water with them. The lifeguards have the right to ask you to remove your child from the pool if you will not adhere to this rule. This is for your child's safety!!
 17. Only children 5 years old and younger are permitted in the baby (wading) pool. All children in the baby pool are the responsibility of their parents or guardian (*). Lifeguards do not monitor the baby pool. Because of potential damage to our filter system, babies, including those wearing disposable diapers, must be swim diapers, rubber pants, and a bathing suit. This must be done in both the baby pool and the large pool.
 18. The clubhouse is not open to swimmers unless rented by swimmers.
 19. No person having infectious diseases, open sores, bandages, or recent vaccinations will be allowed in the pool.
 20. Pool furniture is not to be taken from the pool area nor moved to the edge of the pool. This furniture is for lounging only.
 21. There will be a 15-minute safety break each hour. Adults and children aged 5 and younger, in the direct care of a parent or guardian, are allowed in the pool during safety breaks. No lifeguards are on duty during these times.
 22. Bicycles, strollers, and wagons must be parked in or near the bike racks, and must not block the entrance to the pool, walkways, or driveway. Bikes are not allowed to be parked on the pavement near the Snack Shack.
 23. Use of radios or other music-producing devices is not allowed unless they are used with headphones.
 24. No food or beverage allowed in or within one foot of the edge of the pool.
 25. No smoking or vaping within the fenced-in area.

*A Guardian is an Adult or other person (sitter) over the age of 15 years. This person must inform the lifeguard he/she is responsible for the younger children.

F. Horse Barns & Pastures

1. The barns and pasture areas are NOT common grounds for the homeowners. Residents should only be on these premises if they board a horse or are accompanied by a person boarding a horse, or taking riding lessons.

G. Basketball Courts

1. The basketball courts are not for competitive use unless the event is organized by the Social Committee Chairperson.

2. The courts are for the exclusive use of Village Farms residents and only those guests who are accompanied by a Village Farms resident whose dues are paid in full.
3. Adult residents of Village Farms will receive priority over children when using the basketball courts.
4. Half-court play is required when the number of eligible players dictates.
5. Dunking is not permitted
6. Grabbing of the rim or net is not permitted.
7. The basketball court is closed from 11 PM until sunrise.

H. Volleyball Court

1. The volleyball courts are not for competitive use unless the event is organized by the Social Committee Chairperson.
2. The courts are for the exclusive use of Village Farms residents and only those guests who are accompanied by Village Farms residents whose dues are paid in full.
3. Adult residents of Village Farms will receive priority over children when using the volleyball courts.
4. Grabbing or hanging from the net is not permitted.
5. Do not remove sand from the volleyball court for any reason.