

**OLNEY OAKS SINGLE FAMILY
HOMEOWNERS ASSOCIATION, INC.
P.O. Box 293, Olney, MD 20832**

**RULE NO. 2003: 1
A RULE PERTAINING TO USAGE OF THE COMMON AREAS**

WHEREAS, Article IX, paragraph (e) of the Amended Declaration of Covenants and Restrictions of the Olney Oaks Single Family Homeowners Association, Inc. (hereinafter the "Association") dated July 24, 1985 and recorded on August 2, 1985 in Liber 6813 at Folio 011, (hereinafter the "Declaration") states that the Board of Directors may adopt reasonable rules and regulations regarding use of the common areas located within the Association including the establishment of a schedule of fines for violation of the provisions of this Declaration or Rules and Regulations adopted by the Board, said fines to be enforced the same as delinquent assessments as provided for in Article VII of the Declaration as recorded in Liber 6813 at Folios 008 and 009; and

WHEREAS, in furtherance of these provisions of the Declaration, the Board of Directors for the Association is desirous of adopting a rule imposing reasonable restrictions on the use of the common areas located with the Association.

NOW, THEREFORE, the Board of Directors for the Association hereby adopts the following rules:

1. General Rule. The common areas shall mean and refer to all real property and facilities owned by the Association including the amenities area, playgrounds, paths, fields, woods, streams and wetlands. This requires that all members recognize the right of other members to the peaceful and safe enjoyment of said property and facilities. Any activity that can be described as noxious or offensive may not be conducted in the common areas or facilities, nor shall anything be done thereon, either willfully or negligently, that may be or become an annoyance or nuisance to other persons using said property and facilities.

2. Guns or Firearms.
 - a) A gun or firearm is any rifle, shotgun, revolver, pistol, air gun, air rifle, paint ball gun or any similar mechanism by whatever name known which is designed to expel a projectile through a gun barrel by the action of any explosive, gas, compressed air, spring or elastic.
 - b) A person, other than a peace officer or employee of the Maryland Department of Natural Resources performing official duties, must not discharge a gun on any Common Area except when necessary to protect life or property or to kill a dangerous animal.
3. Motorized Vehicles.
 - a) No person shall drive, or cause to be driven, any motorized vehicle, except as provided below, on any common area not specifically designated for motor vehicle parking or access.
 - b) Emergency vehicles, delivery vehicles, and maintenance vehicles are excluded, providing that such access can be done without damaging the common areas.
 - c) Bicycles, which are not motorized, and special vehicles used for handicapped persons may be operated upon all paved paths and on other common areas if such access can be done without damaging the common areas.
4. Damage to Common Property. Anyone who causes damage to any of the common areas or community facilities located within Olney Oaks shall be responsible for the cost of repairing said damage. If the person causing said damage resides in a property located in Olney Oaks, the owner(s) of the property will be liable for the cost of repairing said damage.
5. Legal Action. In addition to payments for damages to Association property, persons violating these rules are subject to fines and other legal remedies, including but not limited to a suit for damages and/or injunctive relief, as determined by the Board of Directors.

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IN WITNESS WHEREOF, the undersigned has executed this Rule this 11th day of
June, 2003.

This is to certify that a meeting of the Board of Directors for the Olney Oaks Single Family Homeowners Association was duly called on June 11, 2003, and a majority of the Board voted in favor of this Rule.

By:

Spencer Green
Spencer Green, President

Mark E. Wheeler
Secretary, Olney Oaks HOA