Title: Grounds

Purpose: A policy to inform homeowners of the regulations regarding our preservation and beautification of our grounds and the safety of our homeowners and their visitors.

I. Common Areas

1. Common Areas of Holiday Beech Villas are as follows:
    a. All parking areas
    b. All front decks and stairways
2. Any planting activities on the Common Grounds where there are currently no plants must be approved by the board.

II. Restricted Areas

1. There are specific areas that are restricted from any kind of activity. The following areas are restricted from use:
    a. Do not climb on any of the rocks. They can be very slippery, even if they are not wet. A person can get seriously injured playing on these rocks.
    b. Do not walk through any landscaped areas. The Association and private residents have put much time and money into making these areas look nice.
    c. Do not sled on any of the banks. **There is a free sledding hill at the Town Hall.**
    d. Do not sled on the banks or driveways that lead down to Village Road, the main road leading up to Holiday Beech Villas. It is VERY dangerous, as cars cannot stop to avoid hitting someone if there is ice or snow on the roads.

III. Planting

1. Planting is permitted in existing borders. Notify the association if you are actively planting so that your beautification efforts may be recognized.
    a. Homeowners are responsible for all of their own plantings and care of plants.
    b. Holiday Beech Villas will not water or care for homeowners plants.
    c. Holiday Beech Villas will provide water and hoses to allow Homeowners easier care for their plantings.

IV. Plants Allowed or Not Allowed

1. In order to keep Holiday Beech Villas a natural and mountain environment the following rules have been instituted:

    a. Artificial plants, shrubs or trees are not allowed anywhere on the common grounds
    b. Annuals and perennials are allowed.
    c. Any trees must be approved by the Maintenance Coordinator for location.