

WILDERNESS HILLS HOMEOWNERS' ASSOCIATION GUIDELINES FOR USE OF COMMON AREAS

Effective Date: April 21, 2026

Adopted Pursuant to: Articles of Incorporation, Bylaws (Article III, Section 1 – Board authority to approve/enforce rules for use of Commons), and Restrictive Covenants.

These guidelines promote safe, equitable enjoyment of the Commons while preserving their condition for all members. They do not conflict with the governing documents and supplement them. The Board of Directors may amend them as needed and will distribute updated copies in even-numbered years per Bylaws Article II, Section 8. Violations may result in warnings, fines, suspension of use (up to 120 days per Bylaws or 30 days per Covenants for infractions), or other remedies.

I. DEFINITION OF COMMON AREAS

The “Commons” include all pedestrian walkways abutting two or more lots, boulevards, entry ways, drainage ways, ponds, open space, parks, and detention areas as shown on recorded plats. These areas are owned/maintained by the Wilderness Hills Homeowner’s Association for the shared benefit of all members and their guests. Use is non-exclusive unless specifically reserved and approved.

II. GENERAL RULES FOR USE

- **Eligibility:** Open to members in good standing (current on assessments, not under suspension) and their guests/family. Members are responsible for guests’/ invitees’ actions and compliance.
- **Hours:** Dawn to dusk unless otherwise posted or approved. No overnight use or camping.
- **Conduct:** Respectful, quiet enjoyment only. No loud music, profanity, or activities disturbing neighbors. No commercial use, vending, or events for profit.
- **Cleanliness & Safety:** No littering, dumping, or damage. Users must remove all trash, decorations, and equipment immediately. Pick up pet waste (pets must be leashed). No fires, fireworks, or hazardous activities.
- **Prohibited Items:** Vehicles (except authorized maintenance), glass bottles in some areas, alcohol unless pre-approved with permit, weapons, or any item creating liability. No alterations to Commons (e.g., digging, planting without approval).
- **Liability:** Users assume all risk. The Association is not liable for injuries or loss. Large events (>20 guests) may require proof of liability insurance naming the Association as additional insured.
- **Fees:** The Board may charge reasonable reservation or usage fees to cover maintenance or cleanup.

These align with typical Nebraska HOA practices, where common-area rules emphasize shared access, maintenance responsibility, and safety without state-specific overrides (governed by the covenants, conditions, & restrictions, and nonprofit statutes).

III. REQUESTS FOR USE / RESERVATIONS

Private or group use exceeding casual enjoyment (e.g., picnics, parties, reunions, sports, or gatherings >15 people) requires prior reservation to avoid conflicts and ensure equitable access.

- **How to Request:** Submit a written Reservation Request Form (available from the Wilderness Hills Association website) at least 14 days in advance via email/mail to the Association address or registered agent. Include:
 - Date/time (max 4 hours unless extended).
 - Specific area(s) requested (e.g., commons near [location], detention pond area).
 - Number of guests/attendees.
 - Description of activities.
 - Cleanup plan and contact person.
 - Insurance (if required).
- **Review Process:** The Board (or designated committee) reviews for conflicts with maintenance, other events, or safety. Approval is not guaranteed.
- **Response Time:** Written/email confirmation or denial within five business days.
- **Conditions of Approval:** May include fees, insurance, deposit for cleanup, or restrictions (e.g., no amplified sound). Approved events are non-exclusive; other members may still use adjacent areas.
- **Cancellations:** Notify the Board 48 hours in advance. Deposits refunded minus any costs.

This reservation process mirrors standard Nebraska and national HOA practices for common-area events, preventing overuse while complying with Bylaws member-voting thresholds for major expenditures.

IV. APPROVALS PROCESS

- **Authority:** The Board of Directors holds sole approval authority (Bylaws Article III). Decisions are final but subject to appeal at the next Annual Member Meeting if tied to a voted matter (> \$2,500 or special assessment per Bylaws Article II, Section 9).
- **Criteria:** Approvals consider: fairness to all members, preservation of Commons, compliance with Covenants (e.g., no drainage changes, no nuisance), and overall neighborhood welfare.
- **Denials:** Written reasons provided. Common reasons: scheduling conflict, safety risk, or prior violations.
- **Architectural/Modification Requests:** Any permanent or semi-permanent change (e.g., signage, structures) follows the 30-day plan-approval process and requires Board (or successor to Owner) approval.

V. DECORATIONS IN COMMON AREAS

No decorations may be placed in or on the Commons without prior Board approval to maintain uniformity and prevent damage (consistent with typical Nebraska HOA aesthetic and maintenance standards).

- **Holiday/Temporary Decorations:** Permitted only for major holidays (e.g., Christmas, Halloween, July 4th) and only with approval. Submit request at least 14 days in advance describing: type, quantity, location, installation method (no nails/stakes damaging trees, grass, or walkways), and removal date.
- **Duration:** Install no earlier than 14 days before the holiday; remove within 7 days after (or by a Board-specified date). Lights must be solar/low-voltage or approved; no excessive brightness or wiring hazards.
- **Prohibited Decorations:** Permanent installations, political/commercial signs (except as allowed by law, balloons/inflatable items that could damage drainage, or any item creating maintenance burden or safety issue).
- **Responsibilities:** User must repair any damage at their expense. The Association may remove unapproved or expired decorations and charge the responsible member (plus 10% admin fee per similar maintenance provisions in Covenants).
- **Community Decorations:** The Board may install/maintain shared holiday or seasonal displays at Association expense (subject to member approval thresholds if capital improvements exceed \$2,500).

VI. ENFORCEMENT & AMENDMENTS

- **Monitoring:** Board, officers, or designated volunteers enforce. Members may report violations in writing.
- **Penalties:** Written warning first; then fines (set by Board), assessment liens, or use suspension. Repeat offenders lose good standing (no voting per Bylaws).
- **Appeals:** At Annual or Special Meeting if properly noticed.
- **Amendments:** Board may update for safety/maintenance needs; major changes require 51%-member vote if affecting Bylaws-level rights.

These guidelines ensure the Commons remain attractive, functional, and accessible while protecting Association assets and member rights.

Questions? Contact the Board at the email provided on the website. All members are encouraged to review the full Articles, Bylaws, and Covenants for complete context.

Approved by the Board of Directors of Wilderness Hills Homeowners Association.