RFL Use of Common Property Policy

Last Updated Wednesday, 25 April 2012

A new policy regarding the 'Use of Common Property' has been approved.

1) Rocky Fork Club, Inc., is a non-profit corporation of owners which owns, maintains, manages, and grants the members the privilege of using the development’s rights of way, easements, roadways, lakes, dams, recreation areas and all common properties of the development. (Covenant Definition #1)

2) The Corporation grants a license to the membership to use the lakes, dams, roadways, rights of way and easements. This license is not exclusive, but shall be exercised in common with all other persons to whom the corporation issues like licenses. (Covenant #3)

3) Pursuant to the covenants, the lakes and common areas of corporate property are to be used for recreational purposes only, by the Owners, Buyers and Subsequent Buyers of Lots in the Subdivision and/or Lands in the Development (hereafter referred to as membership unit) and their families and house guests (Covenant #11)

4) Use of the common areas is a privilege.

5) The common areas include, but are not limited to, the clubhouse, the pavilion, the playground, the beach, the washroom at the beach, the woodlands and trails.

6) All of the common areas are to be maintained in a clean, safe, trash- and garbage-free condition by all members, their families, and house guests. All are responsible for cleaning up the common areas after they use them, so that the areas will be clean and safe for others.

7) Glass beverage containers are not permitted at the beach and playground.

8) The clubhouse and pavilion may be reserved for a private gathering.

9) Only a membership unit may reserve the clubhouse and/or pavilion for personal/family use.

10) The following rules apply to reservation of the clubhouse and/or pavilion.

a) The clubhouse and the pavilion cannot be reserved on a holiday weekend.

b) The membership unit which reserves the pavilion and/or clubhouse is responsible for leaving the facility in a clean and safe condition.

c) All trash and garbage is to be taken to the dumpsters and not left in the trash containers at the facility where the animals can access it.

d) The membership unit which reserves the pavilion and/or clubhouse is also

responsible for:

1) Checking the washroom, leaving it in a tidy condition, with lights out and no

running water.

2) Straightening up the furniture, chairs, and tables.

3) Making sure the door is shut at the clubhouse.

4) Ending the event by 11:00 p.m.

11) In order to secure a reservation, a deposit must be made. The membership unit

reserving the pavilion and/or clubhouse will need to have a check made out to Rocky

Fork Club in an amount of $100.00. Upon receipt of the check, the reservation is

confirmed. If everything is left in a clean and safe condition, then the check is to be

returned to the membership unit. If the pavilion and/or clubhouse are not left in a

clean and safe condition as described above, then the check will be forfeited.

Thereafter, for one calendar year from the date of the infraction, that membership unit

will not be allowed to reserve the clubhouse and/or pavilion.

12) If a membership unit reserves the clubhouse and/or pavilion and is unable to keep that

reservation, then out of common courtesy, the membership unit should call and cancel

the reservation so that others can use the facilities that day.

13) Reserving the clubhouse and/or pavilion is a privilege, because it prevents other

members from using the facility.

14) The pavilion may only be reserved for one day per weekendRocky Fork Club, Inc., is a non-profit corporation of owners which owns, maintains,

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