

## Documents Committee Meeting

July 16, 2013

Present: Deb Houston, Linda Lockwood, Paul Wolbers

The Committee reviewed sections of the bylaws and deed restrictions about saddle trail maintenance. The purpose was to re-write pieces that were worded vaguely or that conflicted with one another.

The committee agreed to take a positive, community building approach to the issue. The committee is still working on rewording certain sections and will present possible changes to the board this Fall. The Association members may vote to adopt or not to adopt the updated version at the Annual Meeting.

### Maintenance of Saddle Trails

#### Philosophy

Trails should be a community builder and provide an opportunity for residents to hike, bike, or ride horses. Our saddle trails are a community asset that can be enjoyed by everybody. Whether or not there is a trail on a particular property, association trails contribute greatly to the property value of the property. All of us may use the trails, but not all of us have a trail on our property. We should contribute equally to their maintenance.

Some trails are easy for the owners to maintain; others are very difficult for the owners to maintain. In the interest of bringing us together as a community, the association shall maintain the platted saddle trails that are currently in use. The board shall strive to open all platted trails that are not currently open.

The platted trails shall be maintained by the association; those members who wish to maintain the saddle trails on their own property may continue to do so.

The association shall maintain common areas- excluding roadside easements – as needed.

#### Future Tasks of the Committee

Linda has offered to write a monthly piece for the newsletter featuring a different trail each issue. She will list the time it takes to walk the trail as well as features of the trail.

#### Re-write

**Refer to definition of common areas in the Deed Restrictions P.2 of 9 #5 / Take out drainage easements. Add bridge**

Deed restrictions page 4 of 9 first paragraph of IV MAINTENANCE COVENANTS AND ASSESSMENTS

**The Association shall be responsible for enforcing this Declaration of Restrictions and shall be responsible for maintaining the common areas including the private roads,**

**entrance area, saddle trails, parks, and other areas established for the common use and enjoyment of all owners.**

Re-write

Deed Restrictions on p.7 of 9 #6

Refer to

Opening of all platted saddle trails