

**BOARD RESOLUTION ADOPTING RULES AND REGULATIONS  
GOVERNING USE OF COMMON AREAS**

**HERON LANDING HOMEOWNERS' ASSOCIATION, INC.**

**WHEREAS**, Heron Landing Homeowners' Association, Inc. ("Association") was created to manage and operate an orderly and desirable community and to protect and enhance property values in Heron Landing according to the Declaration of Covenants, Conditions and Restrictions ("Declaration"); and

**WHEREAS**, the Board of Directors and its Officers are responsible for carrying out the day-to-day affairs of the Association; and

**WHEREAS**, Section 8.1(A)iii of the Declarations, provides that the Board of Directors may, by Rule, regulate the use of Common Areas and prohibit or limit access to the Common Areas.

**WHEREAS**, the Board of Directors believes it is in the best interest of the Association to adopt rules to restrict access to Common Areas for the overall health and safety of the Owners.

**NOW, THEREFORE**, it is hereby resolved that the following Rules and Regulations Governing the use and access to Common Areas are hereby adopted and added to the official Rules and Regulations of the Association, to become effective immediately:

1. The only Common Areas which the Owners of the Association may access are Tracts 116, 117, 201, and 203. All other Tracts which make up the Common Areas shall not be accessed by Owners, their vehicles, or by any type of equipment/device, whether on land, water, or air. Notwithstanding the foregoing, the Association may access all Common Areas for purposes of maintenance.
2. Children must be supervised when on Tracts 116, 117, 201, and 203 and when traveling to/from said Tracts.
3. Under no circumstances are persons to fish, swim or otherwise play in or around any body of water within the Common Areas.
4. Pets are not permitted to run freely (off leash) in the Common Areas or elsewhere on the Association's property.

**THIS RESOLUTION** was considered at a meeting held the 13th day of October, 2023, at which a quorum of Directors was present. 2 Directors voted in favor of the Resolution, 0 Directors voted against the Resolution, and 0 Directors abstained.

**HERON LANDING HOMEOWNERS' ASSOCIATION,  
INC.**

By:  \_\_\_\_\_

Date: 10/13/2023 \_\_\_\_\_