

**January 31, 2003**



**COLTON MEADOW HOMEOWNER'S ASSOCIATION, INC.**  
PO BOX 103, ST. GEORGES, DELAWARE 19733-0103

Dear Residents of Colton Meadow Homeowner's Association:

In June of 2000, the Board of Directors issued an Off-Highway Vehicle policy for the Open Space areas. That policy was further improved April 27, 2001 to address complaints, and to continue to allow for the safe and courteous utilization of the open space for the entire community. The current policy follows:

**OFF HIGHWAY VEHICLE POLICY**

**SECTION 1.**

- A.** The Board of Directors resolves that the Open Space is for the recreation of the **residents** of Colton Meadow. According to the State of Delaware Laws, Title 21, covering Motor Vehicles, the Residents have our permission to utilize the Open Space for Off Highway Vehicle (OHV) use **ONLY** in accordance with the Title 21 Laws that apply to OHV's, and as long as no one causes any disturbance to the peace of the community and/or disturbance or damages the property, and to only operate in a safe manner wearing proper protective equipment.
- B.** If the Homeowner's Association receives any complaints from the community, or witnesses any actions in violation of the Delaware Code or this policy, the privilege and permission of this use will be enforced under Section 2 of the OHV POLICY. (Underlined portion added to clarify wording adopted under Section 2)
- C.** Authorized Hours of Operation: 8:30 AM to Dusk, except during the hours of 4:30 PM To 6:30 PM.
- D.** Authorized Area for Riding: Riding is at your own risk. No closer than 100 feet to any homeowner property, and no riding through drainage swales. Per State Law, no riding on paved roads.
- E.** Exclusions to Riding: No Riding after Heavy Rains or Extended Periods of Rain, or other precipitation that causes the ground to be saturated and soft.

As a result of recent infractions to the above policy, the Board of Directors discussed and voted upon the following at their November Board Meeting, which will be an additional Section that establishes the enforcement actions, per the powers vested to the Board under the Corporation Bylaws:

**SECTION 2.**

- A.** First Violation of Section 1: Verbal warning by a Board of Director or Deed Restriction Committee Member. Documentation will be forwarded to the Board through the Deed Restriction Violation form.
- B.** Second Violation of Section 1: A certified letter sent to the homeowner, or the homeowner responsible for the rider, restricting the privilege of riding for a period of:
  - 1. 60 days from the date of infraction for the first complaint by a homeowner or violation of Section 1, paragraphs A, C, or D.
  - 2. 120 days from the date of infraction for the second complaint by a homeowner or violation of Section 1, paragraph E or any Delaware State Law pertaining to Off-Highway Vehicles.
- C.** Third Violation of Section 1: A certified letter sent to the homeowner, or the homeowner responsible for the rider, issuing a seventy-five dollar (\$75.00) special assessment to the homeowner, made payable to the Colton Meadow Homeowner's Association.



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Section 2 and the underlined wording in Section 1 will be effective immediately.  
We appreciate your cooperation in this matter, and please feel free to contact us.

Sincerely yours,  
The Board Of Directors

Dave Carpenter, Jr.; Ed Henry; Janis Beldowicz; Jeanine Davidson-Walker