

## Commonland

### 4. Restrictions and Permitted Uses Of Commonland

- a. Persons using the Commonland and its facilities and amenities do so entirely at their own risk.
- b. Property owners are prohibited from:
  - i. placing any personal property on Commonland except as permitted by the Association; or
  - ii. encroaching on Commonland with permanent structures or excessive personal items.
- c. No fires are permitted on Commonland unless authorized by the Board. The Board shall comply with the Fire Regulations of the Municipality of Trent Lakes.
- d. Animal control regulations similar to those of the Municipality of Trent Lakes and the Ontario Fish and Wildlife Conservation Act, Article 25(3) shall apply to Commonland. Specifically:
  - i. No owner of a dog shall permit it to run at large on Commonland.
  - ii. Every owner of a dog shall ensure that it is on a physical leash and under control while the dog is on Commonland.
  - iii. Every owner of a dog shall ensure that any waste left by such dog on Commonland is immediately removed and disposed of in a proper manner.
- e. Motorized recreational vehicles are strictly prohibited from Commonland except for the purposes, and with the conditions, described in articles 4e-i to 4e-vi below.  
*For greater certainty and not withstanding these exceptions and conditions, it is acknowledged and agreed that trails are not to be used for thoroughfare recreational purposes.*
  - i. as scheduled and under the supervision of the Board and/or committees in support of the development or maintenance of Commonland facilities and amenitiesor
  - ii. for personal transportation directly from roadways to the Member's allocated dock space and to visit other Members at their dock spaces via:
    - entry at #71 Sand Lake Circle to the Sandy Lake boat launch and finger docks
    - entry at #91 Lakeland Avenue to the Little Bald Lake common dock and along the Bald Lake Trail
    - entry at #105 Hall Drive to the Little Bald Lake finger docks
    - entry at #37 Hall Crescent to the Little Bald Lake boat launch
    - entry from Forestview Drive onto Old Hall Drive and the Old Road Trail and Sandy Lake Trail to the docks on Sandy Lake at the eastern point of Harvey Lakeland Estates
    - entry from the west end of Sand Lake Circle to the Sandy Lake Trail and docks on Sandy Lake at the western point of Harvey Lakeland Estates
  - iii. Notwithstanding 4e-ii above, seasonal restrictions may be placed on the use of motorized vehicles on Commonland to limit damage to trails and in consideration of the safety of Members, as follows:
    - restrictions may be placed on all trails where motorized recreational vehicles are permitted with the exception of direct access to the lakes via the following access points:
      - entry at #71 Sand Lake Circle to the Sandy Lake boat launch
      - entry at #37 Hall Crescent to the Little Bald Lake boat launch
      - entry at #91 Lakeland Avenue along the north trail entrance and directly onto Little Bald Lake
    - the placement of restrictions is at the discretion of the Board and shall take into account the condition of the trails, and during winter conditions, the recommendations of the Buckhorn Snowmobile Association
  - iv. The use of motorized vehicles on Commonland is restricted to the individuals, and with the conditions, described below:
    - Members and Associate Members
    - Immediate Family and Guests with the proviso that for the permitted use as described in Article 4e-ii above, the vehicle in use is owned by the Member or Associate Member

**and where**

  - the operator accepts all inherent risks and absolves the Corporation and its Members of any liability that may result from such use
  - the motorized recreational vehicle is properly licensed (to the extent required by law), insured for liability and in good mechanical condition
  - the operator is at least 16 years of age, licensed, abiding by provincial and municipal regulations and operating the vehicle in a safe and responsible manner
  - v. Motorized recreational vehicles in use on Commonland are limited to a width of 62 inches and a height of 80 inches including any installed optional equipment or supplies being transported; during winter conditions the permitted width is 68 inches when the vehicle is used for direct access to the lakes via the following access points:
    - entry at #71 Sand Lake Circle to the Sandy Lake boat launch
    - entry at #37 Hall Crescent to the Little Bald Lake boat launch
    - entry at #91 Lakeland Avenue along the north trail entrance and directly onto Little Bald Lake
  - vi. All motorized vehicles are limited to a maximum speed of 10 km/hour on access roads and trails where permitted
- f. to help prevent the use of the Commonland waterfront by unauthorized individuals and protect personal property, vehicle access to lakes and dock areas is controlled through lockable gates:
  - i. one gate key only will be issued for each lot; the key is stamped with the lot number and cannot be duplicated.
  - ii. lost keys can be replaced with the payment of a fee to cover the cost of production.
  - iii. gates are to be kept locked at all times; this means that persons shall re-lock the gate immediately after entering the access point and again upon exiting the access point.
  - iv. The Treasurer is responsible for the administration of keys and can be contacted on any such matters.
- g. No hunting is permitted on Commonland.