

Spruce Point Master Association

Open Space Rules and Regulations

(Adopted July 2026)

These Rules and Regulations govern access to and the use of Spruce Point Master Association (SPMA) open space areas by SPMA members and other authorized users (including usage pursuant to the Cobble Creek Master Easement Agreement). These Rules and Regulations are distinct from and in addition to the Spruce Point Pond Fishing Regulations published separately.

“SPMA Open Space” means, for purposes of these rules and regulations, the following areas:

- The SPPHOA Open Space as described in the Cobble Creek Master Easement Agreement, comprised of (i) the greenspace and walking path area located east of Spruce Point Patio Homes on Marmot Dr. and west of 6450 Rd and (ii) the greenspace and walking path area located south of Spruce Point Patio Homes on Sanctuary Dr. and north of Spruce Point homes located on Prospect Dr.; and,
- The Spruce Point Pond Parcel as described in the Cobble Creek Master Easement Agreement

The following rules, restrictions and regulations include guidelines already established in both the Cobble Creek Master Easement Agreement and covenants applicable to the Spruce Point Patio Homes Community and apply to all authorized users of the SPMA Open Space:

1. **All animals must be kept on a leash and under the Owner’s control at all times.** No animal is permitted that is a nuisance to or endangers others or that runs at large. Owners must pick up pet waste and dispose of it off site.
2. Access to the Spruce Point Pond Parcel:
 - a. Access to the Spruce Point Pond Parcel from the north is allowed only via the dirt track at the end of Steep Rock Dr. (turning south near the end of Prospect Dr.) and is **limited to access by foot or golf carts only**.
 - b. Access by golf cart at the Steep Rock gate is **only allowed when the dirt access path is dry**. Golf carts must park adjacent to the pond parcel and may not be driven around the pond.
 - c. The gate at Steep Rock must be closed behind you when entering and exiting.
 - d. Access to the pond from the south is subject to Club at Cobble Creek rules, regulations and restrictions.
 - e. Failure to comply with these rules will result in access being limited or restricted to foot traffic only. **No other motorized vehicle access is allowed without the permission of Spruce Point Development Company, and no access is allowed across the undeveloped property west of Spruce Point.**
3. Access to the SPPHOA Open Space is limited to pedestrian or wheelchair access (bicycles, e-bicycles and all motorized vehicles are prohibited).
4. Entering the pump house at the Spruce Point Pond and tampering in any way with any irrigation valve, gate, equipment or facilities are strictly prohibited.

Failure to observe these rules may result in more restricted access.