

Shared Pond Use Terms for Tracts 10, 11, and 12

1. Any current or future owner of any of the lots or parcels referenced above shall have the right, subject to the limitations set forth herein, to fish, swim, boat, and otherwise enjoy the entire area of "Riner Lake," up to the high-water mark of said pond, for recreational purposes.
2. It is specifically understood, acknowledged, and agreed that the owners of the parcels of land described above must access the watered areas of said pond from, and only from, the parcels of land that they own an outright fee interest in and to. Each landowner shall have the right to use and enjoy the entire water covered area of the "Riner Lake" but must access the watered area only from the lands that they own a fee simple interest to. No landowner shall have the right to walk, drive, or travel along the dry lands of any other tract for the purposes of accessing or using the watered area of the "Riner Lake."
3. The right to use shall be exclusive to the owners of the individual tracts stated herein, their immediate family members, invitees, and guests. The invitees and guests must be accompanied by the landowner or an immediate family member of a landowner when using the "Riner Lake" for recreational purposes.
4. Each of the owners of the above referenced lots agree to take no actions or erect any structures, fences, etc. in the "Riner Lake" that shall impede the rights of other persons in their use of the said "Riner Lake." Each landowner, that actually owns a portion of the "Riner Lake" with land area sufficient to do so, shall have a right to erect a dock or structure on their property so long as the dock does not extend further than 30 feet into the watered area.
5. Each of the owners of the parcels listed above are responsible for maintaining the pond edge and/or dam, spillway, etc. located on their property and agree to cooperate one with the other in the maintenance and upkeep of the "Riner Lake." The lake shall not be used by any person in such a way as to create a nuisance to the other persons who have a right in and to said property.
6. The owners of the area where the dam and spillway are located shall be obligated to repair or maintain such portion of the said dam or spillway, at their sole expense, located on their property.