

Policy on Common Land (“Park”) Use

Scope of Coverage

This Policy covers all common-use, non-vehicular, outdoor areas owned by the Radburn Association (A, B, R Parks, and certain areas to be developed within the Crossings), including walkways from these areas to various streets, collectively referred to as the “Parks”. This includes grassy areas, planting beds, trees, walkways, play and sports areas, and various benches and structures that are accessible to people at all times. This policy replaces a similar policy adopted by the Radburn Association in April 1992.

Houses and yards that abut the Parks are the private property of their owners and are the responsibility of each Owner. Use of Radburn’s Parks in no way allows or condones going onto private property.

The intended uses of the Parks is primarily for Radburn Members, residents, and their guests, though access to the Parks by others is allowed. All persons using the Parks in any way are subject to these regulations at all times.

Specific Function Areas

Certain enclosed areas within the Parks are to be used only for their intended purpose:

- Enclosed pool areas are for swimming, sunbathing, and associated activities
- Tennis courts are for tennis and pickleball
- The Tot Lot is for the youngest children who must be supervised by a responsible adult at all times

Pets are not allowed in these areas at any time.

Allowed Uses

Intended uses of the Parks include (not a complete list):

- Walking or jogging
- Pushing strollers, carriages, or similar
- Picnics, smaller social gatherings, sunbathing, and similar activities
- Sitting on benches or similar
- Dog walking (dogs must be on leash, and their handlers must pick up after them; there may be other additional regulations)

Use of bikes, trikes, and skateboards, and similar is allowed with the following restrictions:

- Riders must always yield the right of way
- On paths, stay to the right side whenever possible
- Ride slowly to avoid accidents, especially around bends or corners
- No more than one person per item

Items designed and used specifically to address personal mobility issues (wheelchairs or walkers, as examples), motorized or otherwise, are allowed and always have the right of way.

Prohibited Uses

The following are *strictly prohibited* from all Parks at all times, unless part of a Radburn Association event:

- There is no smoking of any kind allowed in the Parks at any time
- All motorized vehicles (anything not human-powered) intended to transport people (ATVs, go-carts, motorized skateboards, as examples)
 - *Exceptions:* maintenance, utility, and similar vehicles operating with specific approval from the Radburn Association; police or other emergency vehicles
- Any bike or similar designed for more than one person (tandem bikes, for example)
 - *Exception:* standard bikes with an additional seat specifically for an infant or small child
- Use of any illegal or dangerous items (fireworks, for example)
- Excessive noises or similar disturbances
- Any profane, vulgar, disrespectful, or discriminatory actions or language
- Anything that unreasonably denies access to any Park area to others:
 - No space or facility can be reserved or restricted for private use
- Sleeping, camping, or similar
 - *Exception:* events that are specifically part of a Radburn Association event
- Any business or similar activities
 - *Exception:* events that are specifically part of a Radburn Association event

Reporting Problems

Issues related to adherence to this policy should be directed to the Radburn Office either by email (Radburn1929@radburn.org), phone (201.796.1300), or leave a message on the Radburn.org website. Issues related to public law or Fair Lawn Borough regulations should be reported directly to Fair Lawn.

Adopted by the Trustees of the Radburn Association on, and effective as of, July 6, 2020.