

Holley Mountain Property Owners Association

Infrastructure Conservation Guidelines

January 18, 2018

Holley Mountain Airpark is a privately owned residential airpark located on Holley Mountain Rd. in Van Buren County, Arkansas. The Airpark is intended for use by its Property Owners and their guests. The Airpark operates a privately owned, public use airport and, as such, has certain obligations to the FAA and the Dept. of Homeland Security for maintaining aviation and public safety. For these reasons, the Airpark is a gated community to ensure that only those authorized to do so have access to the roads, taxiways and other infrastructure and that there is a record of Airpark visitors who are known to the Property Owners and have their permission to access the Airpark. Access by non-property owners creates a potential for damage to the Airpark's commonly owned infrastructure.

Holley Mountain Airpark maintains an active runway and most vehicular roads within the airpark are also taxiways for aircraft to access the runway. Aircraft and vehicles have the potential to meet at any time. Property owners must inform visitors that aircraft have the right-of-way at all times and to obey all Airpark road, taxiway and runway warning/directional signs which are clearly placed at intersections throughout the airpark.

The following has been approved by the Property Owners Association (POA) Board of Directors to provide guidance to property owners and their guests, contractors, subcontractors, vendors, and delivery persons to mitigate financial impacts to the POA for any damage inflicted upon POA infrastructure:

1. Costs associated with damage to infrastructure such as, but not limited to, roads, paved areas, the runway, utilities, and common use facilities shall be borne by the appropriate parties as follows:
 - a. Property owners shall be responsible for mitigating damages caused by contractors, or their subcontractors or vendors, who are providing services to the property owner.
 - b. Property owners are responsible for any infrastructure damages caused by their guests.
 - c. Anyone working at the Airpark shall be personally responsible for mitigating damages to any Airpark infrastructure. It is important that property owners clearly communicate this to visitors, contractors, their vendors and delivery persons.

2. Roads/taxiways and the runway have proven to be the infrastructure areas that are the most vulnerable to potential damage. The POA has already experienced contractor damage to all of these infrastructure items. It is important to keep haul load weight as low as reasonable. *It is strongly recommended* that, in this vane, the property owner direct their contractor to limit heavily loaded trucks, such as concrete trucks and gravel trucks to half loads.

3. The property owner should require their contractor to provide signage to direct their subcontractors and vendors to the job or delivery site in the most direct route possible consistent with posted truck routing **without crossing the runway**. For deliveries not associated with a contractor/subcontractor, the property owner should provide clear directions or personally escort the delivery driver to the property consistent with posted truck routing **without crossing the runway**.

4. When there are loads proposed to be applied to the roads, taxiways or other paved areas that, in the opinion of POA Board of Directors, have a high probability of damage to the infrastructure, the POA Board of Directors shall, at its sole discretion, require that the contractor post a cash bond equal to the estimated maximum potential damage to the infrastructure item in question.

5. To date, several non-POA member property owners have been granted and currently maintain access to the Airpark to visit their properties outside the Airpark proper. Effective this date, non-owners (e.g. non POA members) not previously granted such access must apply for permission from the Holley Mountain POA Board of Directors to use Airpark infrastructure to access properties outside of the Airpark.

These guidelines may be amended at any time at the discretion of the POA Board of Directors to help insure the proper use and protection of Holley Mountain Airpark infrastructure and the safety of its property owners and their visitors.

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