

Trees

The Board of Administrators oversees all aspects of tree maintenance, trimming, tree removal and tree planting on common grounds including within the 4ft of all Dwelling Units. Trees in the forest areas are not maintained, trimmed, cut down or removed with the exception of endangerment or damage to units or human life. Downed trees or limbs that fall on erosion pipes shall be removed from said pipes and laid on the forest floor.

MASTER DEED

V

Common Area

The general **Common Area of the Condominium** is described as follows: all of the lots embraced within the legal description specified above; fences, walkways, bridges, **trees**, shrubbery or landscaping amenities; the swimming pools and related equipment, drives, parking areas and **all parts of the property and improvements which are not located within the Dwelling Units.**

VIII

Covenants, Conditions And Restrictions

11.No gardening shall be permitted and no fences, hedges or walls shall be erected or maintained upon the lots described herein, except such as are installed in accordance with the initial construction or landscaping plans of the Condominium, or such as are from time to time approved by the Association. Owners may plant flowers and other plants immediately adjacent to individual structures e.g. mailbox or Dwelling Unit exterior walls. Notwithstanding the above, each Owner shall be responsible for and pay for any landscaping done within four (4) feet of his/her Dwelling Unit. Each Owner shall be responsible for and maintain; e.g. trim, prune, etc. said shrubs and bushes which are within four (4) feet of his/her Dwelling Unit. **The Association will only pay for and perform lawn mowing and tree trimming within said four (4) foot area around each Dwelling Unit.** Failure of a tenant to maintain the (4) four feet of his/her Dwelling Unit the Association may perform such work, invoice the Owner therefore or secure or enforce a claim or lien therefore against the Owner or his/her Dwelling Site in like manner as a delinquent assessment for common area expense. No garden, lawn or maintenance equipment shall be stored or permitted to remain in general view.

ARTICLE VIII

Powers and Duties Of The Board Of Administrators

Section 1. Powers. The Board of Administrators shall have the power to:

a. **Adopt and publish rules and regulations governing the use of the common elements** and facilities and the personal conduct of the Members and their guests thereon and to establish remedies and penalties for the infraction thereof.

c. **Contract for the performance of such tasks and functions as shall be required to properly maintain the exterior of the Dwelling Units situated within the condominium and to properly maintain the common elements including any improvements situated thereon.**