

Clarification of the Obligations of the Cole Mill Townes Homeowners Association Concerning the Common Area

Approved by the HOA Board on 2/5/2020

Section 1 of Article VI of the Covenants of Cole Mill Townes (CMT) grants the Homeowners Association (HOA) the exclusive rights and responsibilities for the Common Area in CMT. The purpose of this document is to clarify the obligations of the HOA with respect to the Common Area. Under Subsection f, Section 1 of Article V of the By-Laws of the CMT HOA, which covers the powers of the HOA Board, the HOA Board assumes the duty to provide this clarification.

All landscaping in the Common Area is the purview of the HOA, and, generally, additions or removals of landscape plants in the Common Area will be paid for by the HOA.

No changes (additions or removals) to the landscape plants in the Common Area may be made without HOA approval.

If homeowner's request(s) for changes (additions or removals) to the landscape plants in the Common Area are approved by the HOA, the homeowner may be asked to bear the costs for these changes, depending on the nature of the request.

No structures (e.g. fences, playsets) may be placed in the Common Area without HOA approval.