

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

This is a supplement to the previous clarification of the Common Area Policy, approved on 2/5/2020

This addition was approved by the HOA Board on 2/2/2026

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 expand the HOA policy with respect to the Common Area. In the spirit of Section 1 of Article XII of the By-Laws of the CMT HOA, which covers the powers of the HOA Board to make amendments to CMT policies, the HOA Board assumes the duty to develop and publish this addition to the CMT Common Area Policy.

All landscaping in the Common Area is the purview of the HOA. No changes (removals, trimming, or additions) to the landscape plants in the Common Area may be made without HOA approval.

Generally, removals and trimming of landscape plants in the Common Area will be made and paid for by the HOA.

The requesting homeowner will be asked to bear the costs for additions or replacements of plants in the Common Area, if/when they are approved. The only exception to this rule is if the purpose of the requested addition(s) is to fill in a gap(s) in the plants screening Cole Mill Road and/or Rose-of-Sharon Road, in which case the HOA will pay for the additions/replacements.