

EXHIBIT "A"

POLICY OF SALT MARSH COTTAGES OWNERS ASSOCIATION INC. BOARD OF DIRECTORS REGARDING ADDITIONS, DELETIONS OR OTHER MODIFICATIONS OF LANDSCAPE PLANTS OR SHRUBBERY IN THE IMMEDIATE VICINITY OF AN OWNER'S COTTAGE

Adopted: November 6, 2019

WHEREAS, Article II, Section 3 of the Master Deed sets forth that the general common elements shall include without limitation the following:

"(a) The land upon which the buildings are situated; the paved parking areas; the walkways; the building area under roof associated with more than one Cottage; and the remaining common areas surrounding the Cottages...";

WHEREAS, Article V, Section 3 of the Master deed further provides that "No Cottage Owner shall undertake to modify any portion of the Common Elements"; and

WHEREAS, the Board wishes to allow Cottage Owners to petition for the right to modify the landscaping in the immediate vicinity of their respective Cottage under certain circumstances and conditions.

NOW, THEREFORE, it shall be the policy of the Board that before a Cottage Owner may change landscaping surrounding his cottage, the Owner must obtain written approval from the Board of Directors.

The Cottage Owner must submit a written application (on a Board approved form) along with a detailed landscaping plan to the Regime Property Manager. The Property Manager will forward the application, along with the detailed drawing to the Regime's Board of Directors for review and approval.

If plans are approved by the Board of Directors, all expenses related to the changes/modifications will be borne by the Cottage Owner. The Cottage Owner also will be solely responsible for maintaining the updated landscaping.

The Board may consider any factors it deems relevant, including the following:

1. Will the plans require additional maintenance or expense by the Regime and/or the owner?
2. Will the proposed landscaping present a professional appearance fostered by the environment?
3. Is the proposed plan in keeping with the overall landscape scheme of the Cottages?
4. Will the proposed landscaping interfere in any way with adjacent Cottages?

The Board of Directors reserves, in its absolute discretion, the right to require removal of any such approved landscaping or other adornments placed or installed in the Common Area by a Cottage Owner.