

## **Policy Governing Maintenance of the Common Elements:**

In accordance with the provisions of Article 6 (Maintenance and Repairs) of the Declaration of Condominium Regime for Villas at Flintrock, Inc., the Association will maintain the General Common Elements ("GCE") and elects to maintain certain Limited Common Elements ("LCE") as set forth below. The general guideline for Association's election to maintain any of the LCE is that such maintenance is to be performed when most practical for the benefit of the entire community and is not directed for the exclusive use by or benefit of one or more Owners at the expense of all the Owners.

1. The Association will maintain the lawns (mowing, trimming, fertilizing, and weed control), beds (mulching), and basic shrubs and trees (trimming and pruning) within both the GCE and the LCE.

An Owner may elect to perform certain bed, shrub and/or tree maintenance within the GCE to the immediate front or rear of its Unit, subject to the Association's approval of the Owner's request to do so. An Owner may also elect to perform any of the aforesaid landscape maintenance services within the LCE attached to its Unit. Notwithstanding, the Association reserves the right to enter upon any of the Common Elements (whether General or Limited) to resume providing such maintenance, as deemed necessary in its sole discretion.

2. Maintenance of driveways, sidewalks, patios, fountains, statues or other structures, and fences in the LCE is the responsibility of the Owner(s) of the Unit(s) to which the LCE are appurtenant.
3. Installation and/or replacement of all landscaping, including grass, shrubs, trees, flowers, and other plantings, drainage improvements, and rock/pavers or other ground cover within the LCE appurtenant to any Unit is the responsibility of the Unit Owner.

An Owner can request the Association's landscape contractor (the "contractor") to perform any of these installation services at the Owner's expense, subject to the contractor's willingness and agreement to do so. The Association makes no claim or warranty, nor accepts any liability with respect to the quality and sufficiency of such work agreed to between an Owner and the contractor.

4. Any addition, improvement, alteration or modification of the Common Elements (whether General or Limited) that may be proposed by any Owner must first be submitted to and approved by the Association's Board before such work can be undertaken.