

Proposed Amendment to Article 4.1 Repair and Maintenance of Living Units and Lots.

- Exterior Unit (owners) - Each Owner shall be responsible for the maintenance of the exterior of his Living Unit and lot, which obligation shall include the obligation to paint, repair, replace and care for all gutters, downspouts, exterior building surfaces, windows, doors, paved walkways, driveways, easements and all other exterior improvements. Each owner shall maintain his Living Unit and Lot in **good, clean, serviceable, and safe condition and repair** at all times.
- Landscaping (owners) – Each Owner shall be responsible for maintaining certain landscaping located within their Lot, including:
 - All personal plantings beds, shrubs or bushes.

For purposes of this Section, “maintenance” shall include **weed control, elimination of excessive weeds, trimming and management of overgrowth.**

- Trees (owners) – In the event a tree located within a lot becomes **dead, diseased or poses a safety hazard**, the Owner shall be responsible for removal of such tree at the Owners expense.

Owners shall not be responsible for any items as expressly assigned to the Association pursuant to Section 5.2 of this Declaration.

Proposed Amendment to Article 5.2 Purpose of the Association

The purpose of the Association is to provide services and activities for Members, to enforce the restrictions set forth in this Declaration, and to promote the health, safety, and welfare of the members.

- Association shall be responsible for **improving, repairing, and maintaining the stormwater disposal systems, weirs and appurtenant** structures not maintained by any public authority.

Landscaping (Association) - The Association shall be responsible for routine landscaping maintenance, including **mowing, edging, and leaf removal**. Leaves shall be collected from all sidewalks, driveways, streets, and common areas. **During designated leaf cleanup** periods in the winter, the Association will make a best-effort attempt to remove excessive leaf accumulation from lawns. The Association will also be responsible for maintaining landscaping at each lot, **except for those areas expressly designated as the Owner’s responsibility under Section 4.1**

- Trees (Association) - The Association shall be responsible for pruning trees to maintain:
 - A minimum clearance of **four (4) feet** from roofs and chimneys
 - A minimum Vertical clearance of **fourteen (14) feet** above driveways and walkways.

The Association is responsible for architectural control over the subdivision. The Association shall have an obligation to improve, repair, and maintain the common areas, islands and medians within the public streets shown on the Plat and such obligations shall not be released, altered, or changed without the prior approval of the City of Jacksonville