

**Bay Tree Lakes
Property Owners Association
Grass Maintenance Policy**

In an effort to keep and maintain our community's pristine surroundings and environment, Bay Tree Lakes Property Owners Association Board of Directors has amended the policy regarding grounds maintenance on May 12, 2009.

It has been the practice of our community's Property Manager as directed by our Board of Directors to survey all of the Bay Tree Lakes Properties twice per year for the property's appearance as it pertains to grass and or lawn maintenance. Additionally, if the property manager deemed the lawn and or lot required mowing a letter was mailed giving the owner notice of his findings and adequate time to remedy the issue. If the property owner did not remedy the issue in the require time, then the property manager would have the property's lawn and or lot mowed. All cost incurred to remedy the issue plus an administrative fee was accessed to the owner. Authority granted in the below quoted passage found in Restrictive Convents Book 193, page 208 paragraph 30.

29. All lots, together with the exterior of all improvements located thereon, shall be maintained in a neat and attractive condition by their respective owners. Such maintenance shall include, but shall not be limited to, painting, repairing, replacing and caring for roofs, gutters, downspouts, building surfaces, trees, shrubs, walks and other exterior improvements. Upon the failure or refusal of any property owner to maintain his lot and the exterior of all improvements thereon in a neat and attractive condition, the Corporation may, after ten (10) days notice to such owner, enter upon such lot and perform such exterior maintenance as the Corporation, in the exercise of its sole discretion, may deem necessary or advisable. Such property owner shall be personally liable to the Corporation for the costs of such maintenance and the liability for such costs shall be a permanent charge and lien upon such lot enforceable by the Corporation by an appropriate proceeding in law or in equity. Although notice given as herein provided shall be sufficient to give the Corporation the right to enter upon such lot and perform such maintenance, entry for such purpose shall be only between the hours of 7:00 A. M. and 6:00 P. M. on any day except Sunday, Such entry as herein provided shall not be a trespass, nor shall the Corporation be liable for doing anything reasonably necessary or appropriate in connection with carrying out the provisions herein.

Therefore, effective immediately the new policy for lawn and or lot maintenance will be the following:

All lawns and or lots will be maintained by the property owner at all times. During the grass season all lawns and or lots must be cleaned and grass mowed at least once per month from April 1 though September 30 of each calendar year. Should the property owner fail to keep his/her property maintained, and Bay Tree Lakes Property Manager determines the lawn and or lot is not being properly maintained, Property Manager will notify the Association's clerk. The Clerk will send a letter notifying (by regular first class mail) the property owner his/her lawn and or lot requires maintenance and gives the property owner 10 days to take corrective action. Should the property owner not make the necessary remedies to correct the issue within 10 days, the property manager will take corrective action and the property owner will be billed for the services rendered as well as an administrative fee of \$25.00.

Effective Date: June 01, 2009

Approved by Bay Tree Lakes Property Owners Association's Board of Directors June 9, 2009