

Linden Tree Lane – Landscaping Policy

WHEREAS, the Association is governed by provisions of the Illinois General Not for Profit Corporation Act, the Illinois Common Interest Community Association Act, and the Association's Declaration and By-Laws; and

WHEREAS, the Association's Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements (hereafter "Declaration") provides that the direction and administration of the Property and the affairs of the Association shall be vested in the Board of Directors ("Board" and

WHEREAS, pursuant to Section 3.7(a) of the Declaration, the Board has authority to adopt rules and regulations governing the use, maintenance, and administration of the Common Areas, Common Area Improvements, Buildings, and Dwelling Units for the health, comfort, safety, and general welfare of the Owners and occupants thereof; and

NOW THEREFORE, in furtherance of the foregoing, the Board does hereby adopt the following Rules regarding landscaping.

1 The only exterior areas that are individually owned by Unit Owners are private patios adjacent to the Unit. The remainder of the exterior landscape is managed and maintained by the Association as community property.

2 A homeowner who wishes to add any plantings or landscaping to the Common Areas adjacent to their Unit and/or property must submit a written proposal to the Board. All plantings that are approved by the Board will be purchased or paid for by the Owner and installed by the Association's landscaping company. There will be no exceptions.

Effective: May 28, 2009

Reviewed: June 8, 2016