

**Laurel Wood Homeowners' Association, Inc.
Covenants and Restrictions**

Section IX, Article 26

Grassed Areas and Yards-Villa Lots. All Villa lots shall, upon completion of a Villa and prior to any person occupying the Villa, be fully landscaped and grassed. The Association shall maintain all shrubbery, trees and grass, and other landscaping installed on each Villa Lot in a neat, clean, orderly and healthy condition. The lawn shall be composed of grass only and shall be cut and edged next to all concrete, asphalt and other non-lawn surfaces. All grass shall be of a type approved by the ARB. The Association will insure that grassed areas are regularly mowed and appropriately watered, fertilized and treated for grass destroying pests, including insects, fungus, weeds and disease in a manner to insure healthy growth, color and appearance. Decorative rock yards, paved yards or yards in which the principal ground cover is other than grass are specifically prohibited. No artificial shrubbery, trees or other artificial vegetation or landscaping, or potted shrubbery, trees or vegetation shall be permitted outside the Villa, except that live shrubbery, trees or other vegetation in uniformly designed and attractive pots may be displayed on porches, patios or at the entrance areas of a Villa. All shrubbery shall be regularly trimmed, fertilized, watered and treated for pests as needed to assure the health and attractive condition of the shrubbery. All non-lawn areas shall be kept free from excessive weeds or unsightly undergrowth or brush. The Association's maintenance and care obligations as set forth herein shall apply to all portions of the Villa Lot, including any easements located on or adjacent thereto, including front, side and rear road and utility easements. All costs and expense incurred by the Association in maintaining the grassed areas and yards of Villa Lots shall be the subject of the Villa Assessment and shall be borne equally by all owners of Villa Lots in accordance with Article V, Section 6 (with the exception of maintenance of grassed areas and landscaping located within Landscape Easement which shall be assessed as part of the Common Assessment to Owners of all Lots).

Proposed addition to this Covenant:

"The Association, however, shall not be responsible for replacement of grass, shrubbery or other vegetation on any Villa lot made necessary due to lack of water caused by improper watering patterns. The responsibility for individual irrigation systems is that of each Villa owner and not of the Association."

The reason for this proposed change is that an audit of the Villas owners' irrigation systems done by Jerry Martin Irrigation determined that nearly all of these systems did not have proper watering patterns to cover the entire yard area.