

The Strand Master Property Owners Association Responsibilities and Policies Regarding Common Areas

The Strand Master Property Owners Association (“Master Association”) is responsible for the management, maintenance and control of the Common Areas as defined in the Declarations. The Master Association obligations include, but not limited to:

- a. Maintenance, repair and replacement of landscaping, perimeter wall and fencing, Strand Blvd. roadway, landscaping with Strand Blvd. ROW, and any other improvements located within the Common Area.
- b. Maintenance, repair and replacement of all drainage and irrigation facilities of the Water Management System.
- c. Maintenance of the Conservation / Preserve Areas, the berm that is contiguous to I-75 and the property, and the various lakes within the property.

Costs for these obligations will be shared with the Club as defined by the respective Agreement Establishing Easements, Maintenance Responsibilities, and Sharing of Costs and the associated amendment (2003).

The Master Association is not responsible for the maintenance, repair or replacement of any landscaping located on Club Property along the perimeter wall and fencing. However, the Master Association may from time to time allocate general funds and resources, at its sole discretion, for miscellaneous improvements along the property line, e.g. landscape buffering and/or fencing for security or general property enhancement. These allocated general funds, at the Master Association’s sole discretion, may be for all or a portion of the improvement costs depending if it is in conjunction with funds from other Neighborhoods.

All improvements located on Club property will require the written consent of the Club to proceed with the work.

The Master Association is under no obligation to provide financial assistance to individual Neighborhood projects. Each Neighborhood shall be responsible for all costs of maintenance of their respective common areas, including but not limited to, landscape areas, streets and common facilities within their Neighborhood.