

Maintenance of Common Areas and Green Spaces

The Homeowners Association shall maintain and keep in good, clean, attractive, and sanitary condition the areas of common responsibility. This maintenance shall include, but need not be limited to, maintenance, repair and replacement of all landscaping and other flora, structures and improvements, streets and rights-of-way, and other green spaces, parks or open areas shown on the plans approved by the District of Columbia Zoning Commission pursuant to Case No. 05-30, and such portions of any additional property included within the area of common responsibility as may be dictated by the Homeowner's Association documents. All costs required to maintain and keep in good, clean, attractive, and sanitary condition the areas of common responsibility shall be allocated among the units as part of an assessment in a ratio to be determined by the Homeowner's Association.

Usage of Community Room

The Community Room shall be open to both the general public and residents of the development pursuant to terms, procedures, and conditions to be adopted by the Homeowners Association, including, but not limited to, terms and restrictions concerning facility and meeting room capacity, operating hours, reservation fees, deposits and usage restrictions.

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ZONING COMMISSION
CASE No. 05-30
EXHIBIT No. 85

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