



SIXTY WEST



BRIGHTWATER HOMEOWNERS ASSOCIATION

Blackstone Developments has incorporated the Association which will perform certain outdoor maintenance and other community management tasks on the Brightwater lands and for the benefit of the residents of the Brightwater Community [as revised from time to time], which may include the following:

- Seasonal landscaping maintenance as required;
- Annual pruning of trees and shrubs;
- Ongoing lawn maintenance;
- Weed control;
- Snow and ice removal from pedestrian area [including driveways];
- The levying of fines and other penalties for those Members who obstruct or otherwise conduct themselves or allow their property to be in such a condition, so as to result in greater cost or difficulty in Blackstone performing its functions under this agreement; and
- Such other outdoor maintenance activities as Blackstone should deem appropriate in its sole discretion

The Association will also provide certain financial and administration services including the collection of fees from the residents of the Brightwater Lands. These fees are necessary to fund the operations of the Association.

The owners of single family residential lots, duplex lots and townhouse lots within the Brightwater Lands are automatically members of, and are required to remain members of, the Association and will be responsible for the timely payment of membership fees to the Association as hereinafter set forth.

Blackstone Developments shall be entitled to retain agents for the administration, operation and overall management of the Association and the performance of its obligations.

To pay for the operations of the Association and the performance of its obligations, the Association will charge monthly fees.