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April 23, 2021

Highland Grove Estates Homeowners Association, Inc.
Delray Beach, Florida 33445
c/o JSB Property Management, Inc.
2091 NE 36th Street #50373
Lighthouse Point, Florida 33074
Jamie Blum, Property Manager
Email: jamie@jsbprop.com

Re: Maintenance and Repair Obligations - Landscape

Dear Board:

In regards, to the backyard maintenance of original shrubs, trees, and landscaping, we herein refer to the Declaration of Covenants, Restrictions and Easements for Highland Grove Estates ("Declaration"). In particular, Article VIII, Section 1.C. provides that "The Association shall maintain and care for all landscaping and grassed areas encompassed within each Lot and the Association Property..." Further, Section 1.F. adds that "The Association shall be responsible for the maintenance, repair and replacement of any shrubs, trees and landscaping located on Association Property and the Lots, except for those shrubs, trees and landscaping placed on a Lot by any Owner (with prior written consent of the Association) in which case, the Owner shall be responsible for such maintenance, repair and replacement."

Accordingly, the Association is responsible for the landscaping on individual lots, except if an owner has modified same from what was originally installed, in which case the owner is responsible.

Should you have any questions, or wish to discuss this matter further, please feel free to contact me.

Very truly yours,

SACHS SAX CAPLAN

Daniel A. Weber

DANIEL A. WEBER

DAW/cg