

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Garden Areas, Trees, Shrubs – Mutual Eight

Shareholders are responsible for the care of their planting area, including watering, pest control, weeding and fertilizing. The Mutual's contract gardeners will trim bushes, rake, and cultivate routinely. Rose bushes and other large bushes will be pruned and trimmed annually, usually in January or as needed. Spraying or tending flowers and other plants are not standard services.

Plants that climb must be confined to a trellis which is anchored in the ground or a suitable pot and is self supporting. Plants that are allowed to grow outside of the designated 36-inch garden area or come into contact with the building may be cut back by the Mutual's gardeners.

When making repairs or painting the buildings, shrubs, vines, trees, and other growth will be cut, trimmed, or removed as necessary so as not to interfere with repairs or painting.

Garden areas which are neglected or allowed to fall into disrepair may be taken over by the Mutual Eight Board of Directors.

Drought-Tolerant Landscaping:

The Mutual Board may designate areas, including all or parts of a shareholder's 36-inch garden area, for drought-tolerant planting, including artificial turf. These designated areas will always remain under the care and control of the Mutual Board and may be removed by the Mutual Board at its own discretion.

Any shareholder who wishes to change their yard to drought-tolerant landscaping must submit a written plan to the Mutual Board for approval, sign a letter of understanding that the shareholder will be responsible for all costs to install and maintain the planned landscaping, and agree to remove the landscaping and replace the area with sod at the shareholder's expense if said landscaping is not properly maintained at all times. The Mutual Board retains ultimate control of the

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subject area for the benefit and enjoyment of all Mutual 8 Shareholders in accordance with the terms of a letter of understanding.

Patio or lawn furniture (chairs, tables, lounges, etc.) may not be left on the lawn or in the garden area overnight except when the shareholder has received Mutual Board approval and has executed and delivered an Addendum to the Occupancy Agreement for that specific designated area.

The allowable garden area for all apartments is 36 inches beyond the original apartment building foundation (20" inside the building's fascia board).

Existing Gardens:

Shares purchased/transferred before January 22, 2007, with existing garden areas beyond the approved 36 inches are hereby permitted to keep those garden areas, subject to Mutual Eight's Encroachment Policy 7406, including but not limited to Paragraph 4 thereof.

Shares which were purchased/transferred on or since January 22, 2007, having garden areas exceeding 36 inches beyond the original building foundation are subject to Mutual Eight's Encroachment Policy 7406, including but not limited to Paragraph 4 thereof.

MUTUAL ADOPTION**AMENDMENT**

Eight: 06-24-91

09-25-01

(Jul 15)