

Privacy Berm Maintenance Policy: “Recognizing that privacy berms throughout the Kings Point community exist for the benefit of a condominium or a Lot Owner, and accepting that condominium or Lot line boundaries may in some areas transect a privacy berm so that part of the berm is not entirely within a condominium or Lot boundary line, the responsibility for maintaining landscaping, trees, irrigation, and mulch for such privacy berm has historically belonged to the bordering condominium or Lot Owner.

The condominium or Lot Owner maintains landscape, irrigation, and turf on both sides of the berm to the bottom of the slope, at the outlines for Lancaster I, Manchester II, IV, Southampton I, II, Tremont I, and II. The Master Association maintains the turf and irrigation serving the undeveloped Kings Point road right-of-way (50' grass r-o-w).

Except as noted above, where there is no sidewalk along a roadway, the berm, turf and irrigation zone is maintained to the road edge by the condominium or Lot Owner:

- Clubhouse Drive – Cambridge H, I, J
- Kings Blvd. - Bedford F, G, Knolls I, II, III, Quail Pass;
- Hammersmith Dr. – Highgate B, E, F, II, III, IV, Lancaster II, III, IV;
- Nantucket Dr. – Lancaster III, Nantucket II, IV, V
- Newpoint Loop – Radison I, II, Worthington, Yorkshire, Villeroy;
- Vilmont Greens Dr. – Yorkshire, Worthington, Brookfield, Portsmouth, Maplewood.
- Vista Greens Dr. – Villeroy, Yorkshire

Where there is a sidewalk next to a condominium or HOA boundary, the landscaping, turf and sprinkler lines, and emitters are maintained to nearest edge of the sidewalk by the condominium or Lot Owner:

- Kings Blvd. - Andover A, B, C, F, I, Cambridge A, Dorchester A, D, Gloucester E, D
- , Princeton, Highgate A, D, E, B, Idlewood, Lancaster II, III, Nantucket V,
- Newpoint Loop - Radison II, Oxford I, II, Villeroy;
- Gloucester Blvd. – Gloucester A, B, C, D, E, F, G, H, J, K, L, M
- McDaniel Street – Manchester I, II
- Nantucket Dr. – Lancaster IV, Recreation Trust pool, Nantucket I, III, IV, V
- Newpoint Loop – Nantucket V, Radison II, Oxford I, II
- Vilmont Greens Dr. – Jameson, Kensington, Lyndhurst, Oakley Green, Grantham,
- Corinth, Acadia I
- Kings Green Dr. – Lyndhurst, Richmond

The Master Association maintains any turf between the roadway and a sidewalk as well as any sprinkler lines and emitters within that space, except at Quail Pass, the turf between non-connecting walkways and the road edge is maintained by the condominium.

McDaniel Street – The Master Association maintains the hedgerow and palm trees along both sides of McDaniel Street from Kings Blvd. (by Quail Pass & Falcon Watch) southward to the Manchester I boundary.

Vilmont Greens Dr. – The Master Association wholly owns the berm at Devonshire’s western boundary. The Master Association maintains both sides of the berm from the northeast corner of Acadia Greens Dr. along the back side of the berm 30’ from the nearest Unit, northward to the golf course boundary.

Vilmont Green Dr. east of Brookfield - the Master Association maintains the r-o-w, mowing the turf between the sidewalk and the golf course boundary; the golf course is responsible for maintaining the landscaping along the berm.