

EXHIBIT B

COPPELL GREENS HOMEOWNERS ASSOCIATION
COMMON AREAS POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration of Covenants, Conditions and Restrictions, recorded under Document Number: 99-R0128331, Official Public Records of Denton County, Texas, as amended (the "Covenant").

Note: This policy pertains to the following sections of the Declaration of Covenants, Condition and Restrictions

Article III Section 1. (e) To make reasonable rules and regulations for the operation of the Common Maintenance Areas and to amend them from time to time; provided that, any rule or regulation may be amended or repealed by an instrument in writing signed by Owners constituting a majority of the votes of the Association, or with respect to a rule applicable to less than all of the Common Areas, by a majority of the votes of the Owners in the portions affected.

Article V Section 8. Open Space Easement. Subject to the provisions of this Section 8, the Association shall have an open space easement on a ten (10) foot wide strip across the rear of each Open Space Lot (the "Open Space Easement"). The Open Space Easement is established for the purpose of allowing the Owner's of Open Space Lots to have unobstructed views of the Open Space across adjacent Open Space Lots. Each Owner shall be prohibited from constructing or erecting any permanent or temporary above ground improvement or structure in the Open Space Easement except for fences erected in accordance with the provisions of this Declaration. Each Owner may landscape the Open Space Easement in accordance with the provisions of this Declaration and shall be responsible for the maintenance of the Open Space Easement (including, but not limited to, cleaning, mowing, edging, watering, clipping, sweeping, pruning, raking and otherwise caring for existing landscaping and related facilities).

Article VII Section 1. (a) The right of the Association to establish and publish rules and regulations governing the use of the Common Areas affecting the welfare of Association members;

A. GENERAL PROVISIONS

1. Open Use Easements. Easements will generally be governed by ACC policies covering areas outside the fence. Where in conflict policies in this document supersede ACC landscape polices.

- (i) Planting of woody plants that spread via rhizomes (i.e. creeping rootstalks and rootstocks), such as bamboo are prohibited.
- (ii) Permeant placement of yard ornaments, fixtures and furniture are prohibited in the open use and common areas is not permitted without express permission of the board president or a majority of the board.
- (iii) Removal of trees in easements require ACC approval. This it to verify that trees are in the use easement or its removal does not adversely impact the common areas (Green Belts).
- (iv) Planting of trees in the easements require ACC approval. This is to ensure that the planting is performed only in the easement portion of the common area and that it does not adversely affect the HOA's ability to maintain the common area.

2. Tree Removal. Trees cannot be removed from the common area without the approval of the board president or a majority of the board.

3. Tree Planting. Trees cannot be planted in the common use areas without the approval of the board president or a majority of the board.

4. Tree Trimming. Landscape committee is authorized to trim or direct the trimming of trees in the common use areas to maximize their health or to maintain safe distances from fences, buildings walkways, etc.

COPPELL GREENS HOMEOWNERS ASSOCIATION

Phil L Easton 10/2/2018
President Date

Phillip L Easton
Printed Name

Jennifer Strong 10/2/2018
Secretary Date

Jennifer Strong
Printed Name