
SUBJECT: Changes proposed by homeowners, which affect the common use and enjoyment of the grounds and related common elements.

1. The Board of Directors must authorize cutting, pruning, or removing any living, dead, or inert material by homeowners on the 1666 Coffman Condominium land and related elements area.
2. The Board of Directors shall seek the concurrence of the affected homeowners prior to authorizing proposed landscape modification, since views (which are an important aspect of the common elements) vary significantly by location about the building.
3. The Buildings and Grounds Committee will study proposed changes in landscaping and/or common garden areas by homeowners with the advice and counsel of the Garden Committee for recommendations to the Board.
- 4 Residents are not permitted to put anything that will tend to attract wildlife on balconies, patios or grounds, because of the danger, damage and nuisance that wildlife can cause. Attractions to wildlife include birdseed, breadcrumbs and plants that are shown to attract wildlife. Grounds are defined as the area from the access road to the east and south and the sidewalks on the west and north.

End of Regulation 13.

Questions that may be asked about 4.

Q. What wildlife is included?

A. Potentially all animals, with the exception of domestic animals and pets.

Q. We live in a city why are we concerned with wildlife?

A. Whether due to habitat destruction or the vacant ecological niche formerly occupied by-cats and dogs, wildlife is moving into urban areas. Bears in St. Paul. Cougars n LA. We have seen coyotes, deer, fox, wild turkeys, raccoons, squirrels, woodchucks, chipmunks and voles around Coffman. We are concerned only with those that can cause danger, damage or nuisance to the building, grounds and residents.

Q. What danger, damage and nuisance can these wildlife cause?

A. Coyotes, turkeys and deer can be aggressive and harm residents. All could carry rabies. Animals, especially squirrels, climbing up the walls and screens, can damage the building. Chipmunk and voles dig tunnels next to the foundation letting water in the garage. Birdseeds can sprout, requiring weeding.

Q. Will these animals stay away from the building and grounds if they do not find food?

A. Probably not, but if there is food attracting them they will come more frequently and in greater numbers.

Q. What about plants on the balconies and patios?

A. If they are attracting squirrels and raccoons, it would be a good idea to stop growing those on your balcony or patio.