

**COOPERATIVE AGREEMENT AMONG THE WINSLOW FARM COMMUNITY ASSOCIATION, MOSS CREEK HOMEOWNERS ASSOCIATION, AND MOSS CREEK VILLAGE HOMEOWNERS ASSOCIATION
(Accepted by the WFCA Board on 1/8/2019)**

PURPOSE: The Winslow Farm Community Association Pond Committee submits this document to the HOA Boards of Winslow Farm (WF), Moss Creek (MC) and Moss Creek Village (MCV) for their consideration.

GOAL: To negotiate a cooperative agreement that can serve as an initial component of a long-range plan for improving the watershed areas associated with the wet ponds in Winslow Farm and safeguarding the properties of current homeowners from future catastrophic water events.

RECOMMENDATION: WFCA recommends that the 3 HOAs (Winslow Farm, Moss Creek, and Moss Creek Village) reach an agreement whereby:

1. A binding memorandum of understanding is signed by the presidents of all three associations and the current property managers that will be in effect for a minimum period of 2 years and can be renewed upon mutual agreement.
2. With regards to the current stormwater pond system,
 - a) WFCA HOA is responsible for the continued maintenance of the retained areas of water and the related drainage structures such as the weirs, drainage pipes and street-water concrete diversion drains.
 - b) The MC and MCV HOAs assume responsibility for maintaining the dry land areas within their respective areas.
3. The recommendations in the Davey Pond System Management Plan concerning existing vegetation, lawn fertilizers, and the 2-5' un-mowed buffer zones shall serve as a guide for the correct manner in which the areas surrounding the ponds are to be maintained.
4. With regards to ponds #1 and #2:
 - a) The WFCA and MC HOA Boards will cooperate to explore appropriate cost-effective options to propagate aesthetic vegetation in the Flexamat.
 - b) The MC HOA will be authorized to remove or cut back unwanted vegetation from the pond banks to achieve a visually pleasing uniform fringe of grasses and wildflowers that do not grow more than 2-3 feet high. Larger accent plants may be selectively retained or added at the discretion of the MC HOA Board.

Agreed by Presidents of:

WFCA: Jeffrey Landfair

MCHOA: Patrick Murphy

MCVHOA: Terry Lamirand

Date:

Date:

Date:

Agreed by Property Managers:

For WFCA: Carole Damon

For MCHOA:

For MCVHOA:

Date:

Date:

Date: