The developers on a per lot basis will deposit 150,000 to First American Title for transfer to a segregated account to be held by HOA. The per lot deposits will be made at the close of escrow of each home/custom lot. The Fund and its deposits and withdrawals are to be kept segregated from any other accounts created by HOA for maintenance of parcels under its ownership or maintenance responsibility. The use of Oaks Fund shall be limited to activities/expenses directly related to the oak forest located generally within the Bretton Woods Perimeter Channel and any oak related signage or displays along the adjacent path.

**Specific and Limited Use of the Acorn to Oaks Fund’s Assets**

A) Maintain or replace signage, displays and map inserts initially installed by the Bretton Woods developer related to the oak forest. These amenities will be located along the perimeter channel path above the oak forest.

B) Replace name tags on oaks indicating the homeowners/sponsor(s) of individual oak trees

C) Replant dead or dying oak trees after the developers’ warranty responsibility has ended. The date of transfer of responsibility is estimated to be five years after the initial oak trees are planted by the developer.

D) Hire, at least once annually, professional(s) to inspect the trees and report on their health to the HOA Board of Directors or its supervising committee.

E) Provide a reasonable amount of funding from the account as approved by the HOA Board of Directors for fundraising activities to increase the amount of additional funding of the Acorn to Oaks Fund.

F) Replant replacement oak trees for any dead or dying trees in order to maintain a minimum of 350 or more oak trees within the channel.
Management of the Fund

The Acorn to Oaks Fund shall be managed by the HOA with two or more persons appointed by the Board to oversee the Board’s authorized expenditures, the supervision of the forest replace or repair oak forest amenities including signage and map displays.

The Board of Directors shall establish appropriate reporting and accountability procedures for the management of the oak forest any expenses related thereto.