

EXHIBIT A

(additions are shown by underlining and deletions are shown by ~~striketrough~~)

9. Units and Limited Common Elements. All maintenance, repairs and replacements of, in or to any Unit and Limited Common Elements appurtenant thereto, whether structural or nonstructural, ordinary or extraordinary, including, without limitation, maintenance, repair and replacement of screens, windows, the interior side of the entrance door and all other doors within or affording access to a Unit, and the electrical (including wiring), plumbing (including fixtures and connections), heating and air-conditioning equipment, fixtures and outlets, appliances, carpets and other floor coverings, all interior surfaces and the entire interior of the Unit lying within the boundaries of the Unit or the Limited Common Elements or other property belonging to the Unit Owner, shall be performed by the Owner of such Unit at the Unit Owner's sole cost and expense, except as otherwise expressly provided to the contrary herein.

9.3 Specific Minimum Maintenance Schedule and Standards. All Unit Owners shall adhere to the following minimum maintenance schedule and standards:

- (a) Hot Water Heaters. All hot water heaters shall be replaced no later than the tenth (10th) anniversary of the date of manufacture.
- (b) Water Valves. All main water shutoff valves shall have a ball joint shut.
- (c) Plumbing Connections. All hoses for washing machines, dishwashers, sinks and toilets shall be braided steel cable flex hoses, if possible. The ice and water lines to the refrigerators shall have PEX connections.
- (e) Dryer Vents. The unit owner shall have the dryer vents of his unit cleaned by a professional each year and shall provide the Association with proof of the cleaning upon request. In the event the unit owner fails to provide proof of cleaning to the Association, the Association may (but is not obligated to) have the dryer vents cleaned and invoice the cost thereof to the unit owner.

Any unit not being in compliance with subsections (a) – (c) above as of the date of recording of this provision shall have until September 1, 2009 to bring the unit into compliance.

9.4 Use of Licensed Contractors. Whenever a unit owner contracts for maintenance, repair, replacement, alteration, addition or improvement of any portion of the unit, whether with or without Association approval, such owner shall be deemed to have warranted to the Association and its members that his contractors are properly licensed and fully insured, and that the owner will be financially responsible for any resulting damage to persons or property not paid by the contractor's insurance.

EXHIBIT B

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15. Collection of Assessments.

15.10 Collection of Rent From Tenants on Delinquent Units. The Association may collect rent directly from a tenant of a unit if the unit occupied by the tenant is delinquent in payment of assessments in excess of sixty (60) days. Any rent money collected by the association shall be used to offset the assessments not being paid. Any remaining rent money shall be remitted to the owner only when the owner becomes current in the charges or assessments.