

Covenants Regarding Architectural Control

Page 31, Section 8.5

8.5 Additions, Alterations or Improvements by the Unit Owners (Architectural Control). No Unit Owner shall make any structural addition, or alteration or improvement in or to his Unit without the prior written consent of the Board of Directors. No Unit Owner shall paint or alter the exterior of his Unit, including the doors and windows, nor shall any Unit Owner paint or alter the exterior of any building, without the prior written consent of the Board of Directors.

The Board of Directors shall be obligated to answer any written request by a Unit Owner for approval of a proposed structural addition, alteration or improvement within thirty days after such request, and failure to do so within the stipulated time shall constitute approval by the Board of Directors of such proposed structural addition, alteration or improvement.

If any application to any governmental authority for a permit to make any such structural addition, alteration or improvement in or to any Unit requires execution by the Association, and provided consent has been given by the Board of Directors, then the application shall be executed on behalf of the Association by an authorized Officer only, without however incurring any liability on the part of the Board of Directors, the Association or any of them to any contractor, subcontractor or materialman on account of such addition, alteration or improvement, or to any person having claim for injury to person or damage to property arising therefrom.

8.6 Private Patios. Notwithstanding the above, each Condominium Unit shall have a fenced patio as a Limited Common Element. It shall be the responsibility of the Owner to landscape and maintain this patio in a manner acceptable to the Board of Directors. Landscaping shall be completed within one year of the date of occupancy of the Unit by the original purchaser. All landscaping plans must be approved by the Board of Directors prior to the commencement of the landscaping in accordance with Paragraph 8.5 hereof.